

RECORD OF DECISION THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Members:

John Roseth	Chair
David Furlong	Member
Stephanie Kokkolis	Member

Apology: Nil

The Regional Panel considered the following application via emails and this is a record of the process and decision.

Business Item

ITEM 1 - 2013SYE003 – Strathfield - 2012/169 - Demolition of existing structures & construction of a part 6, part 8 storey mixed use development including 62 dwellings, 3 commercial suites and café - 473 & 483 Liverpool Road, Strathfield South

On 24 May 2013, the Regional Panel Secretariat circulated the Council's assessment or supplementary report, draft conditions and minutes of Panel Meeting on 17 April 2012 to panel members and requested confirmation of the panel member's decision on the application.

Panel members met on 19 June 2013 with the applicant and council's officers. At this meeting the Panel recognised that at the public meeting on 17 April 2013 it had resolved, among other things, to determine the application by communicating by electronic means, unless it considered a public meeting necessary. The Panel did not consider another public meeting was warranted; however, it wanted to discuss the application with the council's officers and the applicant's representatives.

The supplementary report from the council's planning assessment officer did not recommend approval, though it contained a set of draft conditions.

The reason why the assessment report did not recommend approval was that, in the view of the assessment officer, the apartments had poor amenity, mainly because of rooms with acute and obtuse, rather than right angles. In the Panel's opinion, with one exception, these unconventional angles do not constitute sufficient reason for refusal. The exception is the wall between the Bedroom and southern Balcony of Unit 29 (and all units above). This wall is to be re-positioned from the point of the en-suite bathroom, so that it forms a rectangle with the wall separating Unit 29 from Unit 52 (and all units above).

For the above reasons, the Panel resolves unanimously to approve the application subject to the conditions recommended in the supplementary report and two additional conditions. The first additional condition requires that the wall between the Bedroom and southern Balcony of Unit 29 (and all units above) be re-positioned from the point of the en-suite bathroom, so that it forms a rectangle with the wall separating Unit 29 from Unit 52 (and all units above). The second additional condition requires that there be no connection between the outdoor café and the communal open space of the apartments.

All Panel members are in favour of the recommendation in the Council's assessment report to approve the application.

Endorsed by

Dr John Roseth
Chair, Sydney East
Joint Regional Planning Panel
19 June 2013
