

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 25 September 2014 at 1.30pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Ted Cassidy and Monica Wangmann

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYE055 – Ashfield - 10.2014.70 - Summer Hill Flour Mill Redevelopment Stage 2 - 2-32 Smith Street, Summer Hill as described in Schedule 1.

Date of determination: 25 September 2014

Decision:

The panel determined to accept the recommendation of the planning assessment report to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The reasons for the Panel's decision are:

The application is generally consistent with the Concept Approval.


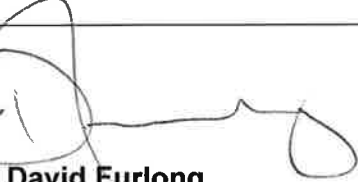



The application performs adequately when assessed against the council's controls and the relevant EPIs to the extent that these are not inconsistent with the Consent Approval.

Conditions:

The development application was approved subject to the conditions in Appendix A of the Council Assessment Report except as below:

1. The Panel notes that the Concept Approval includes the dedication of certain land. This proposal includes the dedication of additional land to which, the Panel understands, the council has not agreed. This is a matter to be determined by the council and the applicant. Accordingly the second sentence of Condition 4 is to be deleted.
2. As concerns the conditions requiring on-site detention, the Panel notes that the site does not drain into the council's drainage system and that independent expert opinion does not support the need for on-site detention. Accordingly conditions requiring on-site detention should be deleted.
3. In relation to the submission by SJB Planning dated 3 October 2014 concerning general conditions, these are to be amended according to the agreement reached by the applicant and the council's assessment officer and signed by both. *during the panel meeting*
4. A new condition is to be added requiring the applicant to maintain the soft landscaping on the site.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Ted Cassidy P.S.M.	 Monica Wangmann	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE055 – Ashfield - 10.2014.70
2	<p>Proposed development: Stage 2 of approved concept plan for Flour Mills development comprising:</p> <p>Demolition of buildings (including the substation) except the 6 silos, the Mungo Scott Building and former amenities building; conversion and additions to the silos to create a 11 level Building (5A) comprising 45 dwellings and 216m² of commercial floor space; construction of a 7 level Building (5B) comprising 14 dwellings; construction of a 2 level (with attic) terrace Building (5C) comprising 6 dwellings; construction of a part 3 and part 6 level Building (5D) comprising 18 dwellings; conversion of a 2 level Building (5E) to commercial use comprising 244m² of floor area; 108 car space basement car parking, construction of new road from Edward Street providing access to basement and future stage 3 and land dedication to Council.</p>
3	Street address: 2-32 Smith Street, Summer Hill
4	Applicant/Owner: EG Funds Management c/o Scott Barwick - SJB
5	Type of Regional development: CIV > \$20M
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Major Development) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • Ashfield Local Environmental Plan 2012 • Ashfield Interim Development Assessment Policy 2013 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	<p>Material considered by the panel:</p> <p>Council Assessment Report Dated: 22 September 2014</p> <p>Written submissions during public exhibition: None</p> <p>Verbal submissions at the panel meeting: On behalf of the applicant- Scott Barwick, Mark Tooker and Mark Syke</p>
8	Meetings and site inspections by the panel: Briefing Meeting 9 September 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report