

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 16 March 2016 at 12.00pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis and Justin Taunton

Apologies: Tony Doueihi - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE024 – Burwood - D4/2015 - Demolition and erection of a residential development - 13-17 Grosvenor St. & 12-16 Boundary Street, Croydon as described in Schedule 1.

Date of determination: 16 March 2016

Decision:

The majority of the panel (John Roseth, David Furlong and Sue Francis, against Justine Taunton) determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

The majority of the Panel approved the application for the following reasons:

The FSR of the proposal is below the permissible FSR (2.88:1 as against 3:1);

The proposal complies with the height control except for the lift overrun; the lift provides access to the roof, which is used as communal open space. The variation is justified by a submission under s 4.6 of the Burwood LEP 2012. The Panel notes that the council has accepted the provision of part of the communal open space on the roof for several other developments.

While the separation distances from surrounding buildings are inadequate, this is due to the surrounding buildings being closer to their boundaries than they would now be allowed to be built. The proposal has generally observed half the separation distances from the site boundaries required by the Residential Flat Design Code, which applies to this application. The Panel notes that this is the accepted practice of dealing with situations where existing neighbouring buildings are built too close to the boundary.

The Panel has considered the concerns of objectors that the proposal is too big for the area; however, it notes that the proposal's floor space is actually less than is permissible. With the current zoning and controls, the area is likely to change in the future.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report as amended at the meeting:

Planning Condition 4 is deleted.

Planning Condition 8, the number 110 is changed to 109.

Traffic Condition 3, the number 110 is changed to 109.

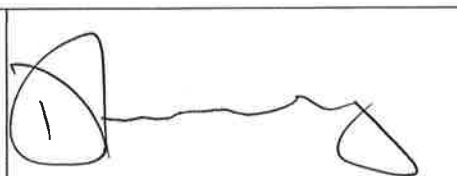
Traffic Condition 4, the number 18 is changed to 17.

Traffic Condition 22 is changed to require the submission of a Construction Traffic Management Plan to occur before the submission of an application for a Construction Certificate, as well as to require its submission to the council for council's approval.

Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Justin Taunton

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE024 – Burwood - D4/2015
2	Proposed development: Demolition and erection of a residential development
3	Street address: 13-17 Grosvenor St. & 12-16 Boundary Street, Croydon
4	Applicant/Owner: Oceania Property Corporation Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations • State Environmental Planning Policy 65 • Residential Flat Design Code • Burwood Local Environmental Plan 2012 • Burwood Development Control Plan 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	Material considered by the panel: Council Assessment Report Dated: 29 February 2016 Written submissions during public exhibition: 52 Verbal submissions at the panel meeting: Support- Nil; Against- Carol Buckingham, Esther Day, Nathaniel Taylor, Mark Palmer on behalf of Croydon Public School P&C; On behalf of the applicant- Stuart Gordon
8	Meetings and site inspections by the panel: Briefing Meeting on 1 April 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report