

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 26 November 2015 at 10.00am

Panel Members: John Roseth (chair), David Furlong, Tim Moore, Tony Doueihi and Justin Taunton

Apologies: John Faker - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE094 Burwood 2015/074: Construction of an eight storey Residential Flat Building containing 87 units above basement parking at 68, 68A, 70 & 72 Railway Parade & 2 Oxford Street, Burwood as described in Schedule 1.

**Date of determination:** 26 November 2015

**Decision:**

The panel determined 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.

**Reasons for the panel decision:**

The proposal complies with the desired future character of the locality in which the site is located. The land dedicated for widening the footpath of Railway Parade is of public benefit.

**Conditions:** The development application was approved subject to the conditions in the assessment report except:

The following condition shall be added to the Deferred Commencement Conditions:

*"The applicant shall dedicate to Council, at no cost to Council, a 1m wide strip of land across the Railway Parade frontage for the purpose of footpath widening.*

*Affected units on the corner element shall be replanned accordingly.*

*Amended plans indicating the changes shall be submitted to Council before the issue of the Final Development Consent."*

An operational condition is added:

*"The subdivision approval for the portion of land dedicated for footpath widening of Railway Parade shall be lodged with the Land and Property Information section of the Department of Lands for registration before the release of any Occupation Certificate for the development."*

**Panel members:**



**John Roseth (chair)**



**David Furlong**



**Tim Moore**



**Tony Doueihi**



**Justin Taunton**

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## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE094 Burwood 2015/074:
2	<b>Proposed development:</b> Construction of an eight storey Residential Flat Building containing 87 units above basement parking
3	<b>Street address:</b> 68, 68A, 70 & 72 Railway Parade & 2 Oxford Street, Burwood
4	<b>Applicant/Owner:</b> Portleigh Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Burwood Local Environmental Plan 2012</li> <li>• State Environmental planning Policy (SEPP) No 65 – Design Quality of Residential Flat Development</li> <li>• State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55 – Remediation of Contaminated Land</li> <li>• Burwood Development Control Plan</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 16 November 2015 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: Nil
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 10 September 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report