

JOINT REGIONAL PLANNING PANEL (SYDNEY EAST)

Assessment Report and Recommendation Cover Sheet

JRPP No	2015SYE115
DA Number	2015/100
Local Government Area	Strathfield
Proposed Development	Demolition of the existing clubhouse and structures, tree removal and Staged construction of (23) x two (2) 2 storey townhouses, (27) x three (3) storey townhouses and two (2) 2 x nine (9) 9 storey apartment buildings (178 dwellings) over two (2) levels of basement car parking for (321) cars
Street Address	84 Centenary Drive, Strathfield
Applicant/Owner	Alceon Group Pty Ltd – C/- Metro Property Group
Number of Submissions	Six (6)
Regional Development Criteria (Schedule 4A of the Act)	CIV > \$20m \$81,203,834
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • List all of the relevant environmental planning instruments: s79C(1)(a)(i) <ul style="list-style-type: none"> • SEPP 55 – Remediation of Land • SEPP 65 – Design Quality of Residential Flat Buildings • SEPP (Infrastructure) 2007 • SEPP (Building Sustainability Index: BASIX) 2004 • Strathfield Local Environmental Plan 2012 • List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii) N/A • List any relevant development control plan: s79C(1)(a)(iii) Strathfield Consolidated Development Control Plan 2005: <ul style="list-style-type: none"> ○ Part C – Multiple-Unit Housing ○ Part H – Waste Management and Minimisation ○ Part L – Notification • List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F:

	<p>s79C(1)(a)(iv) N/A</p> <ul style="list-style-type: none"> • List any coastal zone management plan: s79C(1)(a)(v) N/A • List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 N/A
List all documents submitted with this report for the panel's consideration	Report, copies of submissions and Architectural Plans
Recommendation	Refusal
Report by	<p>Kerry Gordon – Planning Consultant</p> <p>(Council contact – Sophie Olsen, Senior Planner)</p>