

RECORD OF DEFERRAL

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

MEETING HELD AT CHRISTIE CONFERENCE CENTRE

ON WEDNESDAY 16 MARCH 2016 AT 5.00 PM

Panel members:

John Roseth - Chair
David Furlong – Panel Member
Sue Francis – Panel Member
Stephanie Kokkolis – Panel Member

Council staff in attendance: Sophie Olsen, Kerry Gordon

Apologies: None

Declarations of interest: None

Matter deferred:

2015SYE115 Strathfield DA2015/100: Demolition of existing site structures and the construction of (24) x two (2) storey townhouses, (27) x three (3) storey townhouses and two (2) x nine (9) storey residential flat buildings comprising (195) units above two (2) levels of basement parking with associated landscaping and civil works at 84 Centenary Drive, Strathfield

Public submissions made at this meeting:

On behalf of the applicant- Julie Bindon and Eugene Marchese

Panel Decision:

The Panel resolved to defer the application in order to allow the Applicant to submit amended plans by 4 April 2016. The Applicant has agreed to review the following:

1. Landscape setting to the north of Building B;
A revised landscape plan is required to detail species with a vertical form which are able to be planted over the basement car parking. The landscape architect shall comment on the species selection to ensure sufficient root room is provided to allow the trees to reach maturity.

At least 2 x large trees are required and if necessary, the basement should be indented to provide sufficient space for the trees.
2. Landscape setting townhouses;
The North-South link roads shall be deleted and the courtyard spaces of the townhouses shall be extended and provided with trees. Additional visitor parking spaces shall be provided where each N-S connecting road has been deleted. Separation between townhouses can be reduced to 5.0m.

The single storey elements shall be deleted in order to break the continuous bulk of the north townhouses and replaced with tree to improve landscape setting. Alternatively, amended landscape plan shall be provided to demonstrate decent landscaping in between townhouses.
3. Access into parking spaces – southern townhouses (21 townhouses);
Modifications to provide 2 x B85 parking spaces by reducing the internal layout of the townhouses
Access to front door clear of vehicle (min 950mm)
Access from both sides of car must be provided.
4. Casual surveillance to south building;

Agreed glazing to front (southern elevation) adjacent to front door is appropriate

5. S1,S2, S3,S4 townhouses;
Increase Private Open Space to 35m² minimum.
6. Communal facilities in stage 2 to be accessible to residents in stage 1 via easement;
Condition will state that in the event stage 2 does not commence within 5 years of OC for townhouses, the communal facilities will be constructed.
7. Turning eastern portion of road to comply with NSW Rescue requirements;
Document is FRNSW Guidelines for Emergency Vehicle Access, Policy No. 4
8. Cross vent to comply with ADG
9. Living room/balconies to switch to comply with ADG
10. Cl 4.6 Objections;
 - (a) to be submitted for the height to lift overrun which exceeds Council's controls or additional information in the form of survey point and better sections
 - (b) to be submitted for 2.5m² FSR or reduce GFA to comply
11. Condition to be imposed re: private waste collection
12. Disabled parking to be addressed in amended plans
13. Drainage to be resolved without impacting landscaping;
Meeting to be coordinated between Council and Applicant's consultant.
14. Introduce more verticality to RFBs;
Introducing new materials/colours onto balcony blades which have been pulled forward in the central part of the north elevation of Building B and south elevation of Building A.
15. Boundary adjustment plan;
To be provided to resolve staging issue.

The Panel requests the Applicant provide Amended Plans be lodged with Council by 31 March 2016.

The Panel requests the Council to provide it with a Supplementary Report by 13 April 2016 which assesses whether the amended proposal complies with the above resolution.

Following receipt of the Supplementary Report the Panel will determine the matter a public meeting.

Endorsed by



John Roseth
Chair, Sydney East Joint Regional Planning Panel
Date: 16 March 2016