

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 17 May 2016 and 18 May 2016

Panel Members: John Roseth (chair), David Furlong, Sue Francis and Stephanie Kokkolis

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

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 as described in Schedule 1.

Date of determination: 18 May 2016

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. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

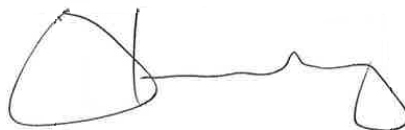
The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the given the rezoning of the site to high density, the proposal fits into its context, with townhouses near the existing low density development and the high-rise near Centennial Drive.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report except for Condition 7(g) that the words "acoustic issues" in Condition 7(g) are replaced by the word "noise".

Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Stephanie Kokkolis

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE115 Strathfield DA2015/100
2	Proposed development: 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
3	Street address: 84 Centenary Drive, Strathfield
4	Applicant/Owner: Alceon Group Pty Ltd – C/- Metro Property Group
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <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 • Strathfield Consolidated Development Control Plan 2005 • 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: 7 March 2016 and Supplementary Report Date 21 April 2016 Written submissions during public exhibition: 6 Verbal submissions at the 16 March 2016 panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Julie Bindon and Eugene Marchese Verbal submissions at the 4 May 2016 panel meeting: Support- Nil; Against- Colin Girder and Jennie Polinski; On behalf of the applicant- Julie Bindon and Eugene Marchese
8	Meetings and site inspections by the panel: Briefing Meeting on 4 November 2015 and Panel Meeting 16 March 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to supplementary report