

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	15 June 2017
<b>PANEL MEMBERS</b>	Maria Atkinson (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin, Mike Ryan
<b>APOLOGIES</b>	John Roseth
<b>DECLARATIONS OF INTEREST</b>	None <i>(must include reason for declaration and whether the member participated or not)</i>

Public meeting held at Christie Conference Centre 3 Spring Street Sydney on 15 June 2017, opened at 10.30 am and closed at 11.35 am.

**MATTER DETERMINED**

**2016SCL001 – Strathfield – DA2016/170 at 3-5 Bridge Road Homebush** (AS DESCRIBED IN SCHEDULE 1)

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

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*.

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel visited the site, reviewed the Council Assessment report and the applicant's Clause 4.6 variation request and agrees with the Council's recommendation to approve the application.

The Panel notes that the Clause 4.6 Variation is minor and is considered acceptable as the additional height relates to lift overrun and does not contribute to overshadowing or visual impacts on surrounding properties.

The subject site contributes to the extension of Loftus Lane in accordance with Council's strategic goal for the activation of the Parramatta Road Corridor and is considered to be in the public interest.

The Panel noted that the communal corridor on level one does not satisfy the Apartment Design Guide in respect of dwellings off a core nor the Safety by Design principals. The applicant is to amend the internal layout of Unit 104 to improve communal amenity and solar access

Further, the Panel noted that although complying, a number of units do not receive solar access and determined that the reconfiguration of Unit 104 include increasing solar access.

**CONDITIONS**






The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Condition 1 be amended to read as follows:  
*Deferred Commencement Approval*

*This is a Deferred Commencement Consent under Section 80(3) of the Environmental Planning and Assessment (EP&A Act, 1979. This consent does not become operative until the applicant has satisfied the conditions listed under Schedule A below. All conditions shall be satisfactorily resolved within a period of twenty-four (24) months from the Determination Date that is shown on this consent. Upon compliance with the conditions under **Schedule A** and written confirmation of this from Council, the consent shall become operative from the 'Date of Endorsement' (to be included on the written notice of determination).*

- Condition 8 to be amended to read as follows:  
*Screened communal clothes drying facilities receiving a minimum of 3 hours solar access as at 21 June are to be provided in the south western corner of the site. Amended plans including such changes are to be submitted to and approved by Council or an Accredited Certifier prior to the issue of a Construction Certificate.*
- New condition to be included within Special Conditions, to read as follows:  
*Unit 104 is to be reconfigured to allow for increased common circulation spaces to the northeast and southeast of Unit 104. This could be achieved by the removal / relocation of the bathroom and reconfiguration of the balcony and screening in Unit 104. Such amendments are to improve the level of solar access to the living area of Unit 104 and improve common space amenity.*

*Amended plans including such changes are to be submitted Council or an Accredited Certifier prior to the issue of a Construction Certificate.*

PANEL MEMBERS	
 Maria Atkinson (Chair)	 Sue Francis
 Louise Camenzuli	 Vivienne Albin
 Mike Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SCL001 – Strathfield – DA2016/170
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a part three (3), part (11) storey residential flat building containing (77) units over three (3) levels of basement parking.
3	STREET ADDRESS	3-5 Bridge Road Homebush
4	APPLICANT/OWNER	SWA Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Strathfield Local Environmental Plan 2012</li> <li>Strathfield Indirect Section 94 Contribution Plan</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Strathfield Development Control Plan No.20 – Parramatta Road Corridor</li> <li>Strathfield Consolidated Development Control Plan 2005: <ul style="list-style-type: none"> <li>Part H – Waste Minimisation and Management</li> <li>Part N – Water Sensitive Urban Design (WSUD)</li> <li>Part L - Notification</li> </ul> </li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 1 June 2017</li> <li>Clause 4.6 Variation request</li> <li>Written submissions during public exhibition: 3</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – [names of speakers]</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection and briefing meeting: 27 April 2017</li> <li>Final briefing meeting to discuss council's recommendation, 15 June 2017 at 9.30 am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Maria Atkinson (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin, Mike Ryan</li> <li><u>Council assessment staff</u>: Luke Perkins, Louise Mansfield</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report