

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL PLANNING PANEL

DATE OF DETERMINATION	15 June 2017
PANEL MEMBERS	Maria Atkinson (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin, Mike Ryan
APOLOGIES	John Roseth
DECLARATIONS OF INTEREST	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 10.50 am.

MATTER DETERMINED

2016SYE038 – Strathfield – DA2016/017 at 27-35 Punchbowl Road Belfield (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 undertook a site inspection, reviewed the Council assessment report and considered the applicant's Clause 4.6 Variation request and agreed with the recommendation to approve the development.

The Panel acknowledged the irregular T shape of the site. The panel accepts the Clause 4.6 variation request and considered it resulted in a better planning outcome. The proposed setbacks and landscaping further reduced the visual impacts and bulk and scale on the adjoining low density detached dwellings.

Conditions addressing additional landscaping and improved visual amenity of the eastern and western walls of Punchbowl Road were agreed.

CONDITIONS




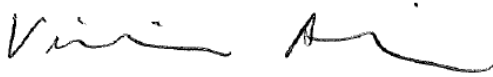

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- New Condition 8(L) to read as follows:
The eastern and western nil setback walls of the Punchbowl Road element shall be amended to provide visual articulation to the walls by use of banding (or other suitable option) of different materials and/or colours.

Materials are to be low maintenance.
- Conditions 9(a), 9(b), 9(c) and 9(d) amended to add the words "(Minimum 100L)" at the end of each condition.

- New Condition 9(m) to read as follows:

A minimum of 6 native street trees shall be planted along the Punchbowl Road frontage to reach a maturity height of 15 metres (minimum 200L). Street trees shall not be planted between, or within 3 metres of, the driveways and shall not be planted in the area of land to be dedicated for road widening. The trees shall be chosen from Council's recommended tree list.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE038 – Strathfield – DA2017/017
2	PROPOSED DEVELOPMENT	Demolition and construction of a 4-7 storey mixed use building comprised of 5 retail suites and 111 apartments, with basement parking for 221 cars.
3	STREET ADDRESS	27-35 Punchbowl Road Belfield
4	APPLICANT/OWNER	Nabil Investments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No.65 – Design Quality of residential Flat Buildings Apartment Design Guide Strathfield Local Environmental Plan 2012 Strathfield Indirect Section 94 Contribution Plan Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Strathfield Consolidated Development Control Plan 2005: <ul style="list-style-type: none"> Part C – Multiple-Unit Housing Part H – Waste Minimisation and Management Plan Part L - Notification Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 1 June 2017 Clause 4.6 Variation Request Written submissions during public exhibition: 3 submissions, 1 petition Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Angus Halligan, Russell Olsson, Michael de Silva
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing meeting: 2 February 2017 Final briefing meeting to discuss council's recommendation, 15 June 2017 at 10.00 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Maria Atkinson (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin, Mike Ryan <u>Council assessment staff</u>: Luke Perkins, Louise Mansfield
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

