

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>

Electronic meeting held between 6 June 2017 and 15 June 2017.

MATTER DETERMINED

2017SCL007 – Strathfield – DA2014/026/01 at 208-214 Parramatta Road & 2 Smallwood Avenue 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 96 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel undertook a site visit and reviewed the Council assessment report and agrees with the recommendation to approve the modification.

The application offers exceptional solar access and natural ventilation amenity to apartments. The Panel commends the applicant on its design.

The Panel considered the modifications and noted they are unlikely to result in any significant impacts and recommended the proposal for approval.

CONDITIONS

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

- Condition 28 is further amended to read as follows:

A total of (196) off-street parking spaces, hardpaved, linemarked, labelled and drained, shall be provided in accordance with the approved plans and distributed as follows:

Resident – Accessible (15)

Resident (132)

Commercial (19)






Commercial – Accessible (1)

Visitors (27)

Visitor – Accessible (2)

Total (196)

These spaces shall only be used for the parking of motorcycles, sedans, utilities, vans and similar vehicles up to two (2) tonne capacity.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL007 – Strathfield – DA2014/026/01
2	PROPOSED DEVELOPMENT	Section 96(2) to modify the basement and ground floor configuration, minor changes to unit layouts and building façade.
3	STREET ADDRESS	208-214 Parramatta Road & Smallwood Avenue Homebush
4	APPLICANT/OWNER	Arenite Investments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
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 No.65 – Design Quality of residential Apartment Development Apartment Design Guide State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 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 H – Waste Minimisation and Management Part I – Provision of Off-Street Parking Facilities Part N – Water Sensitive Urban Design (WSUD) 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: 6 June 2017 Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing meeting: 27 April 2017 Final briefing meeting to discuss council's recommendation, 15 June 2017. 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