

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>

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

MATTER DETERMINED

2017SCL009 – Strathfield – DA2016/196 at 1-9 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 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.


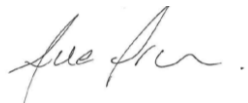



REASONS FOR THE DECISION

The Panel undertook a site visit, considered the Clause 4.6 Variation request and Council's assessment report and agreed with the recommendation to approve the development.

The proposed height variation is considered to be acceptable as it is contained to structures that provide access to roof top communal space. The Panel supports the variation as it contributes to better amenity and does not result in any additional overshadowing or visual privacy impacts.

CONDITIONS

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL009 – Strathfield – DA2016/196
2	PROPOSED DEVELOPMENT	Demolition of existing site structures and construction of a new six (6) storey mixed use development containing 447m2 commercial area and (102) residential units over two (2) levels of basement carparking.
3	STREET ADDRESS	1-9 Smallwood Avenue Homebush
C	APPLICANT/OWNER	CD Architects
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 No.65 Design Quality of Residential Apartment Development Apartment Design Guide State Environmental Planning Policy (Building Sustainability Index: BASIC) 2004 State Environmental Planning Policy (Infrastructure) 2007 Strathfield Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Strathfield Development Control Plan No.20 – Parramatta Road Corridor 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: 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