

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Tuesday 16 January 2018
PANEL MEMBERS	Maria Atkinson (Chair), John Roseth and Sue Francis
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Megna and Angelo Tsirekas declared a conflict of interest due to the Council connection to the site of the proposed development.

Electronic meeting held between 22 December 2017 and 16 January 2018.

MATTER DETERMINED

2017SCL012 – Canada Bay – DA2016/0492 AT 227-231 Victoria Road, Drummoyne (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

1. The Panel accepts that the variation of building height for the lift and stair overrun have been justified by a well-founded cl 4.6 variation request, principally on the grounds that the variation makes it possible to provide communal open space on the roof.
2. The proposal is consistent with the scale of buildings envisaged by the planning controls.
3. The proposal complies with the Floor Space Ratio control.
4. As conditioned, the number of parking spaces complies with the maximum required by the Development Control Plan.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report and supplementary report dated 22 December 2017.

PANEL MEMBERS	
 Maria Atkinson, Chair (approved 3 Jan 2018)	 John Roseth
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL012 – Canada Bay – DA2016/0492
2	PROPOSED DEVELOPMENT	Demolition of all structures, amalgamation of two existing lots into one lot and construction of a mixed use building up to 7 storeys, containing 23 dwellings, a ground floor commercial tenancy and 27 basement car parking spaces
3	STREET ADDRESS	227-231 Victoria Road, Drummoyne
4	APPLICANT/OWNER	Drummoyne 888 Pty Ltd, Sydney 227 Pty Ltd, and Victoria RM Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEP) • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005 • Canada Bay Local Environmental Plan 2013 • City of Canada Bay Development Control Plan 2013 • Drummoyne Village Development Control Plan 2007 • 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 November 2017 • Council supplementary report: 22 December 2018 • Written submissions during public exhibition: six (6) • Verbal submissions at the public meeting (16 November 2017): <ul style="list-style-type: none"> ○ On behalf of the applicant – Nigel Dickson
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting on 8 June 2017 • Final briefing meeting to discuss council's recommendation, 16 November 2017. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Maria Atkinson (Chair), John Roseth and Sue Francis ○ <u>Council assessment staff</u>: Samuel Lettice and Peter Giaprakas • Public determination meeting: 16 November 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report