

DATE OF DETERMINATION	14 June 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Louise Camenzuli
APOLOGIES	None
DECLARATIONS OF INTEREST	George Mannah, Bruce MacDonnell, Sue Francis

Public meeting held at Burwood Council Chambers, 7 Elsie St, Burwood on 14 June 2018, opened at 5:00 pm and closed at 6:15 pm.

MATTER DEFERRED

2017SCL021 – Burwood - DA27/2017

17 Deane Street Burwood

Demolish the existing building and erect a 23 storey mixed development consisting of commercial suites, retail shops, 50 place child care centre, restaurant, hotel containing 101 rooms, conference facilities, and 36 residential units over basement car parking

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 defer the development application as described in Schedule 1 pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.




The decision was unanimous.

The matter is deferred until the terms of a VPA are agreed and adopted by Council.

The Panel noted that, based on the information provided at the meeting, the Panel members were minded to accept the proposed hydraulic system, subject to the provision of some further information about its operation.

The Panel would also like to hear further from the Council and the Applicant about the hotel parking shortfall.

Once the VPA is agreed between the applicant and the Council, the Panel will hold a further public meeting to determine the matter.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Louise Camenzuli	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL021 – Burwood - DA27/2017
2	PROPOSED DEVELOPMENT	Demolish the existing building and erect a 23 storey mixed development consisting of commercial suites, retail shops, 50 place child care centre, restaurant, hotel containing 101 rooms, conference facilities, and 36 residential units over basement car parking
3	STREET ADDRESS	17 Deane Street Burwood
4	APPLICANT/OWNER	City Park Properties Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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 65 – Design of Residential Flat Buildings State Environmental Planning Policy No 55 – Contaminated Land Burwood Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Apartment Design Guide Burwood Development Control Plan Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation 2000: 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 Environmental Planning and Assessment Act 1979 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: 4 June 2017 Written submissions during public exhibition: Nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Samantha Wilson (Urbis), Terry Smith, Robert (Hercules Carparking Systems)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing meeting 13 July 2018 Final briefing meeting to discuss council's recommendation, 14 June 2018 Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully Chair), John Roseth, Louise Camenzuli <u>Council assessment staff</u>: Brian Olsen, Julie Horder (Planning Ingenuity), Robert Toohey
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report