



RECORD OF DEFERRAL

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DEFERRAL	Thursday 18 October 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Sue Francis, Vic Macri, Sam Iskandar
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at St Peters Town Hall 39 Unwins Bridge Road St Peters on Thursday, 18 October 2018, opened at 10.30am and closed at 1.05pm.

MATTER DEFERRED

2017SCL027 – Inner West – DA2017/00185 at 728-750 Princes Highway Tempe (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel has listened to the objectors and accepts that they have concerns about the proposal's traffic impact on residential streets. At the same time, the Panel is conscious of the many positive aspects of this development: it gives renewed life to a heritage item facing Princes Highway, it provides a service to the public and creates considerable employment in Tempe. The Panel is also aware that there are many constraints on this site, including the inability to obtain all access from the Highway and the need to retain the façade of the existing building. For this reason, the Panel is reluctant to accept the recommendation of the assessment report to refuse the application.






The Panel notes that the assessment report specifies insufficient information on traffic impact as the main reason for refusal, without specifying precisely what additional information is required. In order to determine this application, the Panel requires an assurance that the proposal has minimised its impact on the nearby residential streets to the maximum possible extent.

The Panel requests the council and the applicant to agree on a mutually acceptable traffic expert who can prepare, at the applicant's expense, a peer review and an independent assessment of the application that assesses the application. Specifically, assessment of traffic generation, traffic movement on and off the site, discussions with RMS as to greater access opportunity from the highway, including signalisation, LATMS to reduce the impact on local streets where increased movements would occur and be deleterious and the consequences and impact of any loss of on street parking and whether any alternate solutions are required.

The Panel requests that this report be submitted before 15 December 2018. On receipt of the report the Panel will arrange for a further public meeting early in 2019 in order to determine the application.

The decision to defer the matter was unanimous.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Sue Francis	 Vic Macri
 Sam Iskandar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL027 – Inner West – DA2017/00185
2	PROPOSED DEVELOPMENT	To partially demolish the rear of the existing building, construction of a new building form and adaptively reuse the site for use as a 2 level hardware and building supplies store with undercroft car parking, erection of signage, boundary adjustments to provide a slip lane from the Princes Highway into Smith Street and the widening of Smith Street on the north-eastern side.
3	STREET ADDRESS	728-750 Princes Highway, Tempe
4	APPLICANT/OWNER	Bunnings 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.55 – Remediation of Land ○ State Environmental Planning Policy No.64 – Advertising and Signage ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Marrickville Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Draft Marrickville Development Control Plan 2011 (Amendment 4) • 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: 8 October 2018 • Applicant submission: 10 October 2018 • Written submissions during public exhibition: 108 • Verbal submissions at the public meeting 18 October 2018: <ul style="list-style-type: none"> ○ Object – Darcy Byrne, Katy Rogers, Stephanie Ward, Mark Ludbrooke, Catherine Stewart, Ian Hudson, Graham Griffith, Angus Hughson, Margaret Simpson, Juliet Barr ○ On behalf of the applicant – Phil Drew, Bernard Lo
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing: 8 February 2018 • Final briefing meeting to discuss council's recommendation, 18 October 2018 at 9.50am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), John Roseth, Sue Francis, Sam Iskandar, Vic Macri

		<ul style="list-style-type: none">○ <u>Council assessment staff</u>: Jair Reid Ruba Osma, Asher Richardson, George Tsaprounis Ian McKenzie, Graham Hall (council consultant), Simon Watts
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report