

## **DETERMINATION AND STATEMENT OF REASONS**

### **SYDNEY EASTERN CITY PLANNING PANEL PLANNING PANEL**

<b>DATE OF DETERMINATION</b>	Wednesday, 18 October 2017
<b>PANEL MEMBERS</b>	Maria Atkinson (Chair), John Roseth, Sue Francis, Michael Ryan and Vivian Albin
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Christie Conference Centre, 3 Spring St, Sydney on 18 October 2017, opened at 12:00 pm and closed at 12:25 pm.

#### **MATTER DETERMINED**

2017SCL044 – Strathfield – DA2017/088 AT 25A Barker Road (179 Albert Road), Strathfield (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**





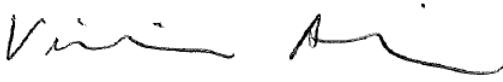
The reason for the decision of the Panel is that the underground car parking reduces on-street parking and the new synthetic sports playing field immediately above the new carpark development provides recreational amenity. It also provides an opportunity for water-sensitive urban design incorporating stormwater re-use.

#### **CONDITIONS**

The development application was approved subject to the conditions in the Addendum Council Assessment Report as amended below.

On Council's recommendation, and agreed to by the applicant, the Panel deleted Condition 50, which required a Section 94 (s94) contribution. The reason for not requiring s94 contribution is that this DA does not create additional demand for services and facilities.

The Panel notes that the applicant was satisfied with the amended conditions of consent, as attached to the Addendum Council Assessment Report and tabled by the assessment officer at the meeting.

PANEL MEMBERS	
 Maria Atkinson AM (Chair)	 John Roseth
 Sue Francis	 Michael Ryan
 Vivian Albin	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL044 – Strathfield – DA2017/088
2	PROPOSED DEVELOPMENT	Stage 1a: Construction of an underground carpark comprising (304) spaces and a new outdoor sports playing field
3	STREET ADDRESS	25A Barker Road (179 Albert Road), Strathfield
4	APPLICANT/OWNER	Australian Catholic University
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• Strathfield Local Environmental Plan 2012</li> <li>• Part H – ‘Waste Management’ Strathfield Consolidated Development Control Plan 2005</li> <li>• Part M – ‘Educational Establishments’ Strathfield Consolidated Development Control Plan 2005</li> <li>• Part N – ‘Water Sensitive Urban Design’ Strathfield Consolidated Development Control Plan 2005</li> <li>• Part L – Notification Strathfield Consolidated Development Control Plan 2005</li> <li>• Section 94A Indirect Development Contributions Plan (3 September 2010)</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 5 October 2017</li> <li>• Written submissions during public exhibition: one (1)</li> <li>• Addendum Council Assessment Report dated 18 October 2017</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ On behalf of the applicant – Meadhbh Nolan and David Browning</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Site inspection and briefing meeting 28 September 2017</li> <li>• Final briefing meeting to discuss council’s recommendation, 18 October 2017, 11:45 am. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Maria Atkinson (Chair), John Roseth, Sue Francis, Michael Ryan and Vivian Albin</li> <li>○ <u>Council assessment staff</u>: Louise Mansfield and Silvio Falato</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report