

DATE OF DEFERRAL	Tuesday 3 July 2018
PANEL MEMBERS	John Roseth (Chair), Peter Brennan, Susan Budd
APOLOGIES	Carl Scully, Joseph Del Duca
DECLARATIONS OF INTEREST	Sue Francis, Bruce MacDonnell, George Mannah

Public meeting held at Burwood Council Chambers on Tuesday, 3 July 2018, opened at 5:00 pm and closed at 7:15 pm

MATTER DEFERRED

2017SCL060 – Burwood - DA124/ 2017

68-72 Railway Parade & 2-10 Oxford Street, Burwood

Mixed Use Development - Construction of an 8-storey building for a mixed use development containing shop-top housing above 3 ground floor retail shops and a residential flat building consisting of 121 residential apartments all above basement parking

REASONS FOR DEFERRAL

During the meeting the applicant tabled diagrams showing the shadow impact of the development on the adjoining school. The council's assessment planner indicated that he had not seen these diagrams before. Moreover, the tabled diagrams show the shadows for 10 am, noon, 1, 2 and 3 pm, but not for 10 and 11 am.




The diagrams should be amended to also show shadows for these times, as well as indicate grassed and paved areas of the school. Finally, the diagrams should also indicate the shadow that would be cast by the approved DA 74/2015.

Accordingly, the Panel requests the applicant to provide, by 13 July 2018, shadow diagrams as indicated above. The Panel requests the council planner to provide the diagrams to the representative of the school's P&C, and to provide a supplementary report to the Panel by 27 July 2018.

Following receipt of the supplementary report the Panel will convene another public meeting.

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	
 John Roseth (Chair)	 Peter Brennan
 Susan Budd	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL060 – Burwood - DA124/ 2017
2	PROPOSED DEVELOPMENT	Mixed Use Development - Construction of an 8 storey building for a mixed use development containing shoptop housing above 3 ground floor retail shops and a residential flat building consisting of 121 residential apartments all above basement parking
3	STREET ADDRESS	68-72 Railway Parade & 2-10 Oxford Street, Burwood
4	APPLICANT/OWNER	X-Sealant Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development >\$20 mil lodged before 1 March 2018
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 Quality of Residential Apartment Development State Environmental Planning Policy No 55 Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy Vegetation 2017 State Environmental Planning Policy BASIX Burwood Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Burwood Development Control Plan 2013 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: 1 June 2017 <ul style="list-style-type: none"> Written submissions during public exhibition: 25 submissions and a petition with 608 signatories Verbal submissions at the public meeting: <ul style="list-style-type: none"> Object – Angelina Sun, Alice Chen, Sally Bock (on behalf of Burwood Public School P&C, Susan Carveth, Cllr Lesley Furneaux-Cook, Paolo Rech On behalf of the applicant – James Matthews, Matt Daniels, Anthony Georges
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting 21 December 2018 Site inspection by John Roseth 31 May 2018 Site inspection by Peter Brennan and Susan Budd, 3 July 2018 Final briefing meeting to discuss council's recommendation, 3 July 2018 at 4:15 pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: John Roseth (Chair), Peter Brennan, Susan Budd <u>Council assessment staff</u>: Robert Toohey, Phil Sarin
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report