

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	15 March 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Sue Francis, Bruce MacDonnell
APOLOGIES	Joseph Del Duca
DECLARATIONS OF INTEREST	None

Electronic meeting held between 6 April 2018 and 13 April 2018.

MATTER DETERMINED

2017SCL061 – Burwood – DA89/2017 178-204 Parramatta Road, Croydon Construction of a 4 storey car sales showroom, storage and service (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*.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:





1. The proposal (as amended) is generally compliant with the key planning provisions contained within the BLEP 2012 and the BDCP 2013
2. The Clause 4.6 request to vary the development standard has justified the breach of height, located in the centre of the site on the grounds that the breach will not be visible nor have any detrimental impact on adjoining development. In the circumstances of this case there are sufficient environmental grounds to accept the variation.
3. The proposal is consistent with the zone and desired future character of the area.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

Amend Condition 17 to read as follows:

“Hours of work shall be from 7:00am to 6:00pm Mondays to Fridays inclusive, and from 7:00am to 4:00pm on Saturdays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm to 4:00pm on Saturdays. No work shall be carried out on Sundays or Public Holidays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.”

PANEL MEMBERS	
 Carl Scully (Chair)	 Sue Francis
 John Roseth	 Ed McDougall

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL061 – Burwood – DA89/2017
2	PROPOSED DEVELOPMENT	Construction of a 4 storey car sales showroom, storage and service
3	STREET ADDRESS	178-204 Parramatta Road, Croydon
4	APPLICANT/OWNER	Cbus Property Sydney Residential Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 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 ○ Integrated Development – Roads Act and Water Management Act ○ Burwood Local Environment 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 <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: 27 March 2018, received 3 April 2018 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting 8 March 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report