



RECORD OF DEFERRAL

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DEFERRAL	Tuesday 18 September 2018
PANEL MEMBERS	Carl Scully (Chair), Julie Savet Ward, Vivienne Albin, Mike Ryan
APOLOGIES	John Roseth
DECLARATIONS OF INTEREST	Sue Francis declared a potential conflict of interest. During the meeting she noted that the client reference on the plans was "Conquest" whereas the report referenced "Builtcom Constructions". Having realised that she is currently working on another project with "Conquest", Sue immediately removed herself from the meeting and had no further involvement with the Panels' decision.

Public meeting held at Fraser Suites, 488 Kent Street Sydney on 18 September 2018, opened at 10.05am and closed at 11.05am.

MATTER DEFERRED

2017SNH070 – Strathfield – DA2017/168 at 80-88 Centenary Drive Strathfield (as described in Schedule 1)

REASONS FOR DEFERRAL






The Panel agreed to defer the determination of the matter until a revised Clause 4.6 variation request for breach of the height control to the development is submitted to Council for assessment.

The Panel was of the view that there was merit in the recommendation of the planning assessment report to remove one level of building B (condition 7a). However, in the absence of a well-founded Clause 4.6 variation request, the Panel has no power to approve the amended proposal. In regard to the recommendation to delete the private open space on the roof top level of Building B (condition 7b), the Panel is willing to consider the retention of this private open space subject to justification on sufficient environmental planning grounds.

The applicant is invited to submit a revised Clause 4.6 variation request for the breach of the height control. This revised Clause 4.6 variation is required to be lodged by 21 September 2018. Council will then consider the Clause 4.6 request and provide a supplementary planning assessment report.

When this information has been received, the Panel will determine the application electronically, unless the Panel chair determines otherwise.

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)	 Sue Francis
 Julie Savet Ward	 Vivienne Albin
 Mike Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL070 – Strathfield – DA2017/168
2	PROPOSED DEVELOPMENT	Construction of two apartment buildings and a cafe with ancillary civil works and landscaping.
3	STREET ADDRESS	84 - 86 Centenary Drive Strathfield
4	APPLICANT/OWNER	Builtcom Constructions Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value >\$20 million and 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.55 – Remediation of Land State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development and Apartment Design Guide State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) Strathfield Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Strathfield Development Control Plan 2005; Part C – Multiple-Unit Housing, Part H – Waste Management, Part I – Provision of Off Street Parking Facilities 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: 4 September 2018 Clause 4.6 Variation Request Written submissions during public exhibition: 1 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Support – [names of speakers] Object – [names of speakers] On behalf of the applicant – Sophie Olsen, Michael Akkawi
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 24 April 2018 Site inspection: 21 June 2018 Final briefing to discuss council's recommendation, Tuesday 18 September 2018 at 9.30am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Sue Francis, Julie Savet Ward, Vivienne Albin, Mike Ryan <u>Council assessment staff</u>: Louise Gibson, Kerry Gordon (consultant planner for Council)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report