

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Tuesday 23 October 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 18 September 2018 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.

Papers circulated electronically between 11 October 2018 and 18 October 2018.

MATTER DETERMINED

2017SNH070 – Strathfield – DA2017/168 at 80-88 Centenary Drive 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 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.





The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report.

CONDITIONS

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

PANEL MEMBERS	
 Carl Scully (Chair)	 Julie Savet Ward
 Mike Ryan	 Vivienne Albin

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 Council supplementary report: 9 October 2018 Clause 4.6 Variation Requests Written submissions during public exhibition: 1 Verbal submissions at the public meeting 18 September 2018: <ul style="list-style-type: none"> 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