

DATE OF DETERMINATION	Thursday 19 December 2019
PANEL MEMBERS	Carl Scully (Chair), Julie Savet Ward, Clare Brown, Mike Ryan, Vivienne Albin
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Fraser Suites, 488 Kent Street, Sydney, on 19 December 2019, opened at 1:21pm and closed at 2:38pm.

MATTER DETERMINED

2019ECI010 – Strathfield – DA2016/017/02 at 27-35 Punchbowl Road Belfield for modification to an approved development (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Development application

The Panel determined to approve the modification application pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

- The proposed modification involves a redistribution of floor space plus a minor increase in floor space on the upper level but does not result in any increase in height to that approved in the original development consent.
- The proposed modification provides a reasonable and appropriate design transition to the adjacent development currently under construction at 37-39 Punchbowl Road Belfield and 90 Water Street Belfield. The floor space redistributed to the Punchbowl Road frontage reduces the extent of the blank side wall to two storeys, which will be visible from the street.
- The proposed modification is anticipated to result in a negligible increase in the traffic to and from the site given that the development, to which the modification relates, has already been approved.
- The proposed modification was advertised in accordance with the Strathfield DCP 2005 and no submissions were received.

CONDITIONS

The modification application was approved subject to the conditions in the Council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS



Carl Scully (Chair)



Julie Savet Ward



Clare Brown



Mike Ryan



Vivienne Albin

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019ECI010 – Strathfield – DA2016/017/02
2	PROPOSED DEVELOPMENT	Section 4.55(2) of the Environmental Planning & Assessment Act 1979 and involves modification of the approved mixed use building by way addition of one (1) storey to Building A and part of Building B, comprising five (5) additional apartments; splitting and reconfiguration of apartments located at the eastern aspect of Levels 2 and 3, resulting in an additional two (2) apartments; and addition of six (6) resident and two (2) visitor car parking spaces across Levels B1 and B2.
3	STREET ADDRESS	27-35 Punchbowl Road, Belfield
4	APPLICANT/OWNER	Gazcorp Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development Strathfield Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Strathfield Consolidated Development Control Plan 2005 (Part C, Part H, Part L) Strathfield Indirect Section 94 Contribution Plan 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: 5 December 2019 Written submissions during public exhibition: Nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> In support – Nil In objection – Nil Council assessment officer – Nicole Doughty and Stephen Clements On behalf of the applicant – Andre Szczepanski & Russell Olsson
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 28 February 2019

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), John Roseth, Sue Francis, Mike Ryan, Vivienne Albin ○ <u>Council assessment staff</u>: Greg Hansell, Candice Lindeberg • Final briefing to discuss council's recommendation, 19 December 2019 at 12pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully, Julie Savet Ward, Clare Brown, Mike Ryan, Vivienne Albin ○ <u>Council assessment staff</u>: Nicole Doughty, Miguel Rivera and Stephen Clements
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report