

DETERMINATION AND STATEMENT OF REASONS
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	10 December 2019
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Abigail Goldberg
APOLOGIES	None
DECLARATIONS OF INTEREST	All Burwood Council nominated panel members are conflicted as council is the applicant for this application and this would be a perceived conflict of interest with their roles as Councillors for Burwood Council.

Papers circulated electronically between 3 December 2019 and 9 December 2019.

MATTER DETERMINED

PPSSEC-13 – Burwood – DA2019.086 at 2-8 Conder Street, Burwood for internal and external alterations (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.

Development application

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 proposal makes increased use of a heritage building and provides an improved and much-needed community facility.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

The public exhibition of the application did not elicit any submissions.

PANEL MEMBERS	
 Carl Scully (Chair)	 Abigail Goldberg
 John Roseth	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-13 – Burwood – DA2019.086
2	PROPOSED DEVELOPMENT	Internal and external alterations to the building at 2-4 Conder Street Burwood which is currently used as Burwood Library and Community Hub, and the fitout and use of the ground floor, Level 1 and Level 2 of Building A at 8 Conder Street for use as office space by Burwood Council.
3	STREET ADDRESS	2-8 Conder Street, Burwood
4	APPLICANT/OWNER	Design Inc/ Burwood Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Burwood Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Burwood Development Control 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: 21 November 2019 • Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 5 December 2019 <ul style="list-style-type: none"> ◦ <u>Panel members</u>: Carl Scully (Chair), Abigail Goldberg, John Roseth ◦ <u>Council assessment staff</u>: Brian Olsen, Kimberley Everett, Robert Teo, Mikaela Thorogood, Margaret Roberts (consultant planner for Council) • Papers were circulated electronically between 3 December 2019 and 9 December 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report