

<b>DATE OF DEFERRAL</b>	10 February 2022
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Jan Murrell, Sue Francis, John Brockhoff, Kevin Hoffman
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held by teleconference on 10 February 2022, opened at 10.30am and closed at 11.30am.

#### **MATTER DEFERRED**

PPSSEC-52 – Canada Bay - DA2020/0143 - 25 George Street North Strathfield - Demolition of existing structures and construction of a residential apartment building with three towers of 4-6 levels containing 145 apartments (including affordable housing dedicated to Council) with two levels of basement and 126 car parking spaces (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**

The Panel agreed to defer the determination of the matter until the following information is provided:

- Sun eye diagrams to be provided which show the extent of solar penetration (hours numerically) between the hours of 9 and 3pm mid-winter on a 30 minute basis for the living areas and private open space of each dwelling.
- The sun eye diagrams to have regard to the impact on existing buildings and private open space in the vicinity on the solar access to the proposal.
- A solar impact analysis is required to establish the impact of the proposal on the adjoining development to the South being 23a George Street.
- Having regard to the proposed visitor parking, prior to making any decision the Panel would like a plan to understand the location, functionality, and accessibility of those spaces (separate to the residential parking).

The Panel expects revised information as referred to above be submitted to Council within 3 weeks from the date of this deferral record. Council is requested to update their assessment within 2 weeks of the receipt of revised information. If revised information from the applicant is not provided within 3 weeks, the Panel may move to determine the DA based on the information currently at hand.

When this information has been received, the Panel will determine the matter electronically. The Panel expects an addendum assessment report from Council responding to the material and the matters raised above.

The decision to defer the matter was unanimous.

**PANEL MEMBERS**



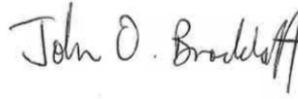
Carl Scully (Chair)



Jan Murrell



Sue Francis



John Brockhoff



Kevin Hoffman

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-52 – Canada Bay – DA2020/0143
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a residential apartment building with three towers of 4-6 levels containing 145 apartments (including affordable housing dedicated to Council) with two levels of basement and 126 car parking spaces.
3	STREET ADDRESS	25 George Street North Strathfield
4	APPLICANT/OWNER	North Strathfield One Pty Ltd (Applicant) North Strathfield One Pty Ltd (Owner)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 55 (SEPP55) – Remediation of Land</li> <li>State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings</li> <li>State Environmental Planning Policy – Building Sustainability Index (2004)</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural Areas)</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>Canada Bay Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>City of Canada Bay Development Control Plan 2013</li> <li>Canada Bay Special Precincts Development Control Plan</li> </ul> </li> <li>Planning agreements: Ref: 738885:24822479_1</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 27 January 2022</li> <li>Revised Conditions: 9 February 2022</li> <li>Cl 4.6 Variation request to cl. 4.4 – Floor Space Ratio (FSR) of the LEP: 10 February 2022</li> <li>Council memorandum assessment of clause 4.6 Variation request: 10 February 2022 <ul style="list-style-type: none"> <li>Written submissions during public exhibition: <ul style="list-style-type: none"> <li>Initial notification - 28 (including 20 objections and 8 in support)</li> <li>Re-notification - 4 (including 3 objections and 1 in support)</li> </ul> </li> </ul> </li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Nil</li> <li>Council assessment officer – Peter Giaprakis, Shannon Anderson</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ On behalf of the applicant – Greg Dowling, Nigel Farquhar, Alain Assoum, Brett Maynard</li> <li>○ Total number of unique submissions received by way of objection: 23</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing: 11 August 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, John Brockhoff</li> <li>○ <u>Council assessment staff</u>: Peter Giaprakis</li> </ul> </li> <li>• Site inspection: Panel members visited the site independently, prior to 10 February 2022</li> <li>• Final briefing to discuss council's recommendation: 10 February 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Sue Francis, Jan Murrell, John Brockhoff</li> <li>○ <u>Council assessment staff</u>: Peter Giaprakis, Shannon Anderson</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report