

Electronic Determination of previously Deferred Item 4 of meeting 3/18**LDA2018/0090 – 598A & 598B Blaxland Road, Eastwood**

The Panel originally considered this item at its meeting held on 12 July 2018. At that meeting, the following people addressed the Panel:

1. Sandra McCarry (Assessing Officer - provided intro)
2. Frances Li (objector – representing strata at 596 Blaxland Rd)
3. Peter Smith (Architect on behalf of Applicant)

The Panel determined, at Council's Officers recommendation, to defer the application pending a supplementary report addressing the proposed drainage solutions, to be referred to the same Panel as soon as possible for electronic determination. The Panel noted no other concerns regarding the application.

On 23 August 2018, the Senior Coordinator Technical Support circulated the supplementary report to the Panel members. This report clarified the drainage solution for the development and included appropriate conditions of consent.

All Panel members are in favour of the revised recommendation in the supplementary Council Assessment report and agree to approve the application electronically.

Declarations of Interest

There were no Declarations of Interest.

Reasons for the Decision



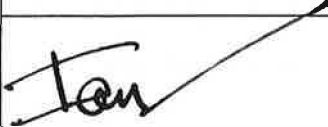

The reasons for the decision of the Panel are:

1. The variation to the height control requested under Clause 4.6 of the RLEP is justified for the following reasons:
 - The development is consistent with the desired future character of the locality.
 - The development will not result in overshadowing that would adversely impact the adjoining properties.
 - The non-compliance in height does not result in an exceedance in the floor space ratio.
 - The breach in height is relatively minor and is not inconsistent with adjoining properties.
2. The proposal is consistent with the objectives of the R4 High Density zone under RLEP 2014. The development is also consistent with the development standards in RLEP 2014 with the exception of height.

3. The proposal results in some breaches to the Apartment Design Guide in respect to building separation and setbacks. Despite the non-compliances, the development will still provide adequate amenity to future residents whilst maintaining amenity to the adjoining residential properties.
4. The proposal is consistent with the desired future character of the area.
5. The proposal is not considered to create likely impacts on the residential amenity of adjoining properties.
6. The proposed stormwater management system is consistent with Council's requirements.

Conditions

The development application I approved subject to the conditions in Attachment 1 of the supplementary report.

PANEL MEMBERS	
Abigail Goldberg (Chair)	
Eugene Sarich	
Ian Stapleton	
Bec Ho	

SCHEDULE 1		
1	DA Number	LDA2018/0090
2	Site Address	598A & 598B Blaxland Road Eastwood
3	Proposal	Construction of a part 3/part 4 storey residential apartment building containing 12 apartments with associated basement parking for 13 vehicles.
4	Applicant / Owner	Smith & Tzannes Architects / Jiang Zhang & Jun Wang & Shiluang Zhao
5	Reason for Referral to IHAP	Sensitive Development – SEPP 65 applies
6	Relevant Mandatory Conditions	Attachment 1 of Supplementary Report
7	Material Considered by the Panel	Supplementary report by Assessment Officer and its attachments including revised draft conditions of consent and the original planning report considered at the meeting held on 12 July 2018
8	Meetings & Site Inspection by the Panel	Site inspection & briefing meeting on 12 July 2018
9	Recommendation	Approval