

SLPP DEFERRAL REPORT (Major Developments)

Property:	626-628 Liverpool Road STRATHFIELD SOUTH DA2021/233
Proposal:	Demolition of the existing structures and tree removal, construction of building containing five (3) industrial units and a four (4) storey hotel with a pub on the ground floor above two (2) levels of basement (comprising a retail premises and parking) and installation of associated signage.
Applicant:	Urbis Pty Ltd
Owner:	Iris Hotels Enfield Property Pty Ltd ATF Iris Hotels Enfield Property Trust
Date of lodgement:	17 September 2021
Notification period:	24 September 2021 to 16 October 2021
Submissions received:	1
Assessment officer:	G I Choice
Estimated cost of works:	\$29,794,293.10
Zoning:	B6-Enterprise Corridor - SLEP 2012
Heritage:	Proximity to I220: Weston Milling - NB Love building and administration block - old flour mill and administrative building - 22-28 Braidwood Street
Flood affected:	Yes
Is a Clause 4.6 Variation Proposed:	No
Local Planning Panel Criteria	Sensitive Development – Licensed premises



Figure 1: Subject site aerial locality (highlighted in yellow)

EXECUTIVE SUMMARY

DA 2021/233 at 626-628 Liverpool Road STRATHFIELD SOUTH was deferred by the Strathfield Local Planning Panel on Thursday 2 February 2023. This report is an assessment of additional information provided by the Applicant to address issues as identified in the SLPP resolution of the abovementioned meeting.

Proposal

Development consent is being sought for the demolition of the existing structures and tree removal, construction of building containing three (3) industrial units and a four (4) storey hotel with a pub on the ground floor above two (2) levels of basement (comprising a retail premises and parking) and installation of associated signage.

Site and Locality

The site is identified as 626-628 Liverpool Road STRATHFIELD SOUTH and has a legal description of Lot: 231 DP: 844782. The site is located on the southern side of Liverpool Road between Gould Street and Braidwood Street. The site is irregular in shape and has a total area of 3586.3m².

Strathfield Local Environmental Plan

The site is zoned B6 - Enterprise Corridor under the provisions of Strathfield LEP 2012 and the proposal is a permissible form of development with Council's consent.

Development Control Plan

The proposed development generally satisfies the provisions of Strathfield Consolidated DCP 2005. This is discussed in more detail in the body of the report.

Issues

- Stormwater and flood planning
- Tree protection and landscaping
- CPTED
- Warehouse access and waste management
- Building configuration

REPORT IN FULL

Proposal

Council has received an amended suite of plans and documents following deferral by the SLPP, with the development now seeking consent for the demolition of the existing structures and tree removal, construction of building containing three (3) industrial units and a four (4) storey hotel with a pub on the ground floor above two (2) levels of basement (comprising a retail premises and parking) and installation of associated signage. A detailed breakdown of the proposal (as amended) is as follows:

Basement level 1

- 73 car parking spaces (including 4 accessible spaces and 1 taxi/ride share space)
- 1 motorcycle parking space
- Light industrial lift access (relocated)
- Dual hotel lift access
- Loading lift access
- Pub lift access
- Bottleshop
- Fire hydrant and pump room
- Services room
- Pumps and filtration plant room
- Hotel bulk storage room
- Ten (10) bicycle parking spaces (added)
- Cycling end-of-trip facilities with three (3) bathrooms (added)

Basement level 2

- 89 car parking spaces (including 6 accessible spaces)
- 3 motorcycle parking space
- Light industrial lift access
- Dual hotel lift access
- Pub lift access
- In-ground stormwater tank and pump station room
- Three (3) service rooms
- Rainwater pumps and rainwater plant room
- Hotel bulk storage room
- Boom gate separation for hotel guest parking (added)

Ground floor level:

- Pub
 - Sports bar and bistro with 228 seats
 - Gaming lounge and smoking area with ATM room and two (2) toilets and 30 electronic gaming machines (EGMs)
 - Beer garden with 66 seats
 - Green planter room

- Back-of-house area
- Keg room
- Commercial kitchen
- Cool room and separate storeroom
- Office
- Male and female toilet/bathrooms
- Accessible toilet
- Loading lift access
- Pub lift access
- Garbage room

- Hotel Accommodation
 - Reception area, office and storeroom
 - Dual hotel lift access
 - Garbage room
 - WC

- Industrial component
 - Three (3) warehouses each with single accessible WC (reduced from 5)
 - Light industrial lift access to basement levels 1 and 2

Hotel level 1:

- Hotel Accommodation
24 hotel guest rooms
 - Six (6) premium rooms per level each with kitchenette

Hotel level 2:

- Hotel Accommodation
37 hotel guest rooms
 - Six (6) premium rooms per level each with kitchenette

Hotel level 3:

- Hotel Accommodation
38 hotel guest rooms
 - Six (6) premium rooms per level each with kitchenette

External works:

- New rear warehouse turning/loading area,
- Basement ramp
- Associated landscaping
- Green roof section on hotel (added)

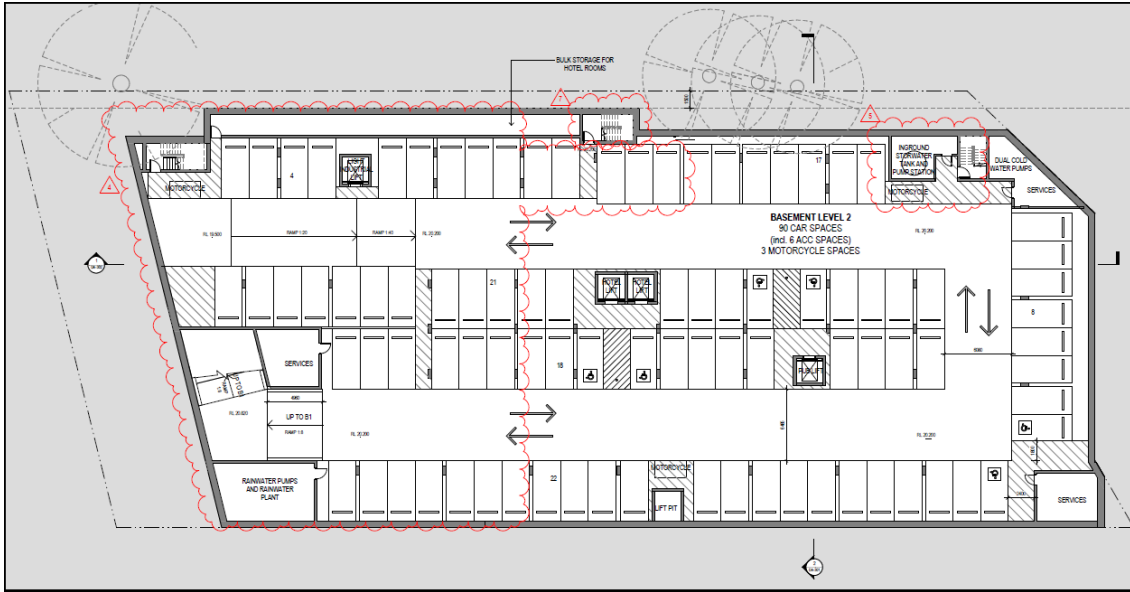


Figure 2: Previous basement level 2 (DA-098, Issue E)

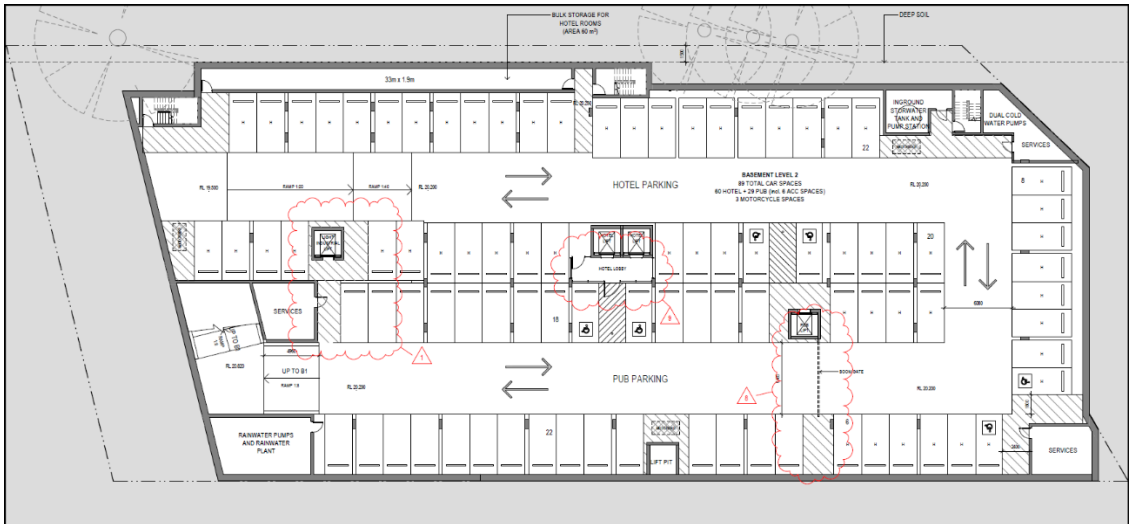


Figure 3: Proposed basement level 2 (DA-098, Issue F)

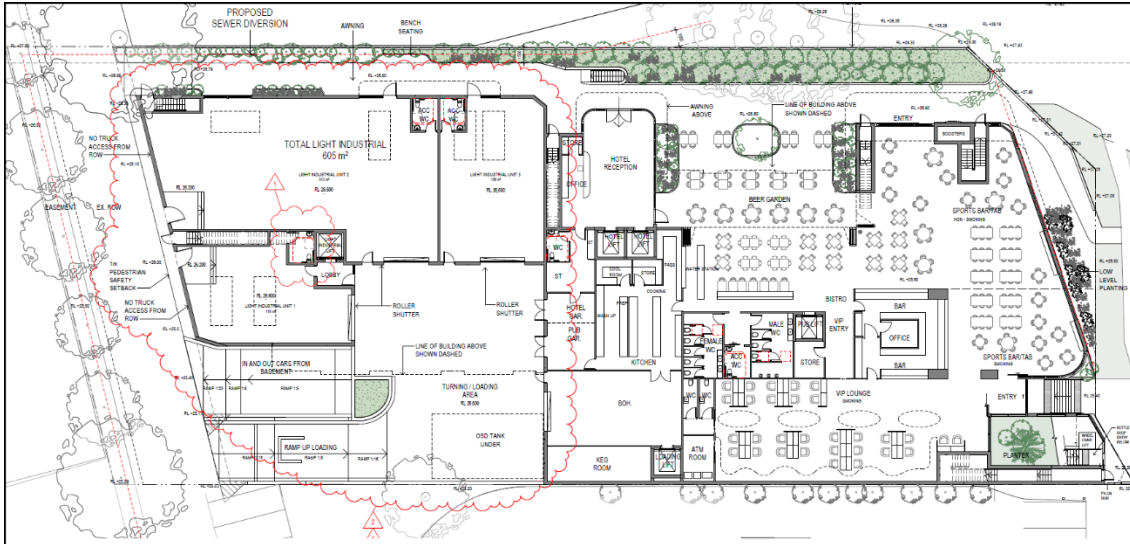


Figure 7: Proposed ground floor (DA-100, Issue F)

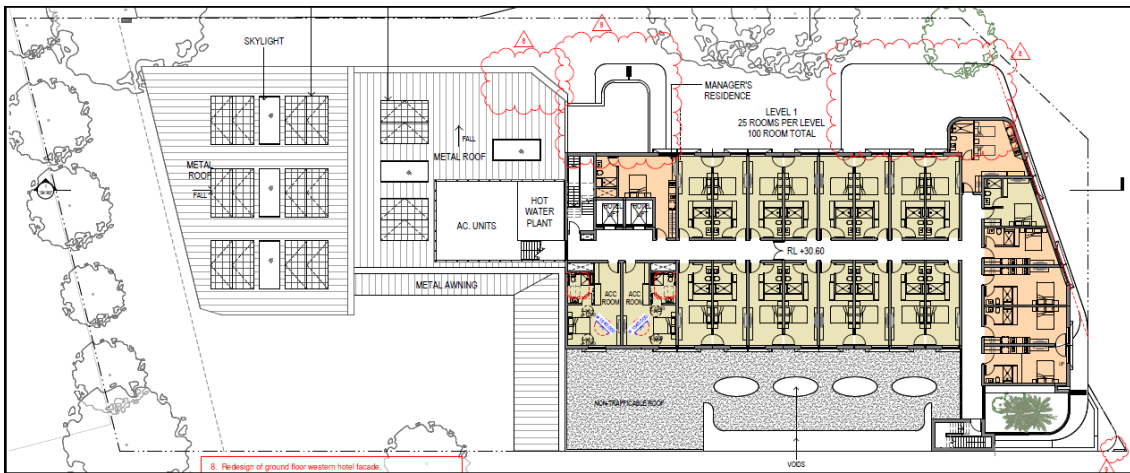


Figure 8: Previous hotel level 1 and warehouse roof plan (DA-101, Issue E)

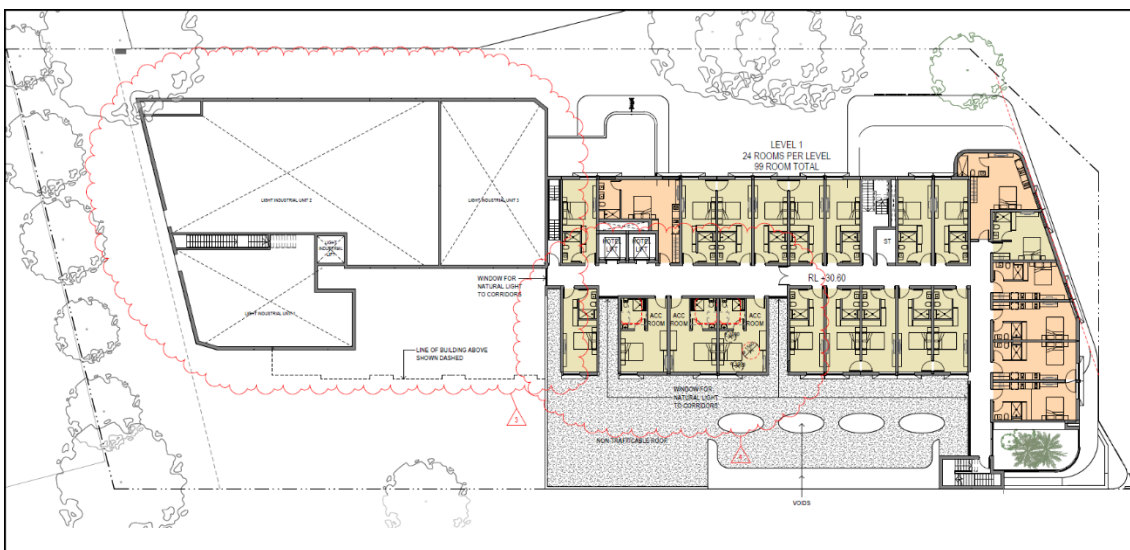


Figure 9: Proposed hotel level 1 and warehouse roof plan (DA-101, Issue F)

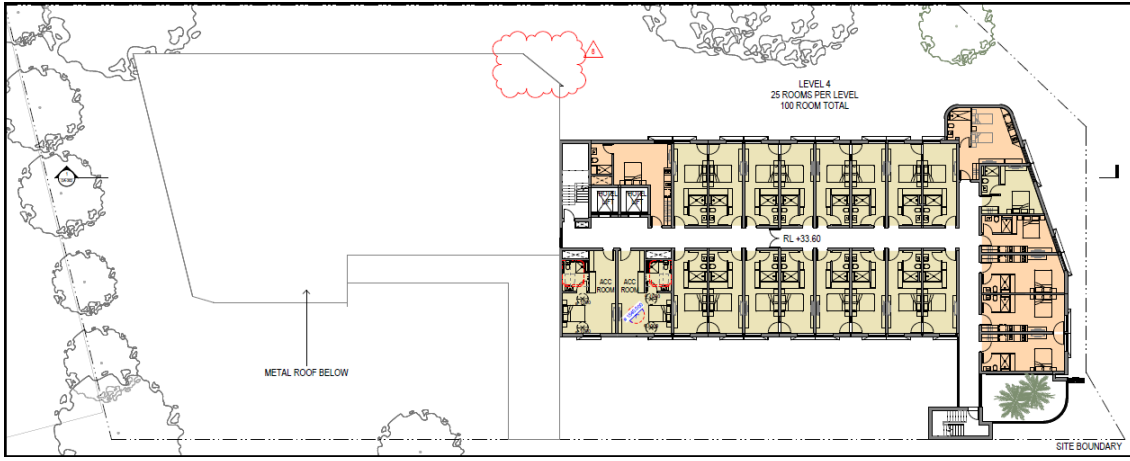


Figure 10: Previous hotel level 4 plan (indicative levels 2 & 3)

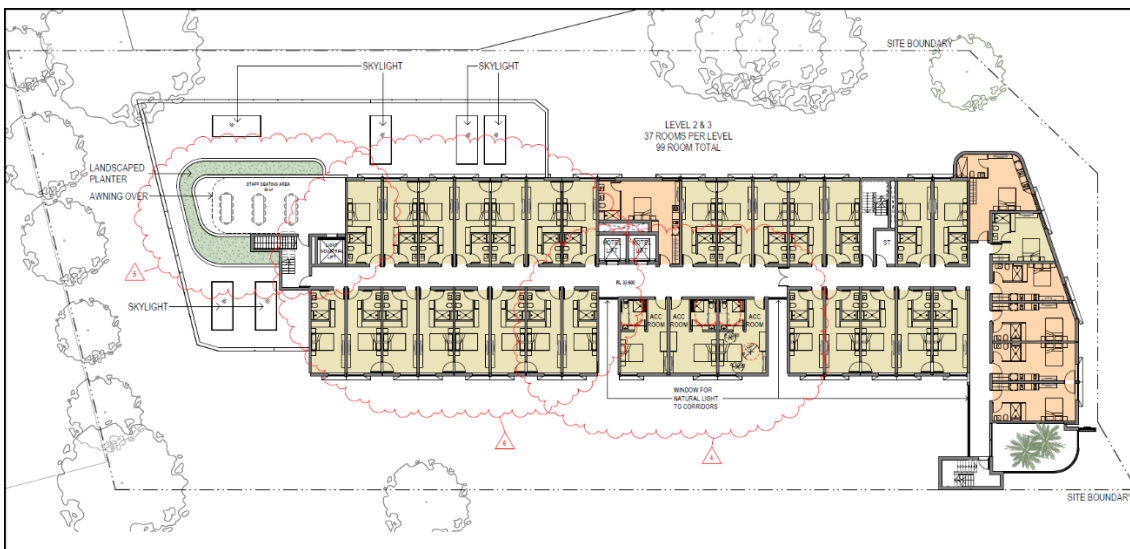


Figure 11: Proposed hotel level 2 plan (DA-103, Issue E)

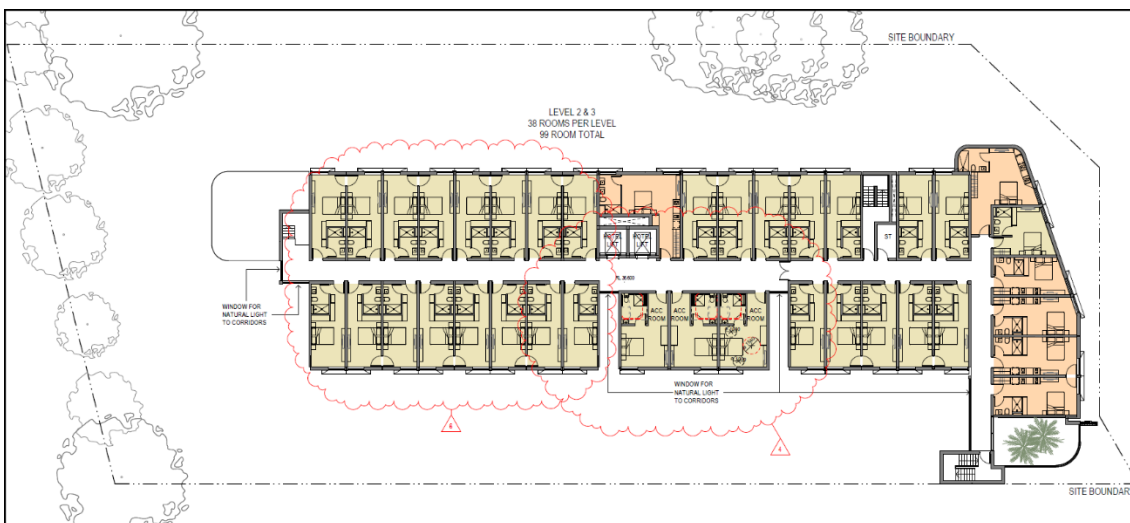


Figure 12: Proposed hotel level 3 plan (DA-104, Issue E)

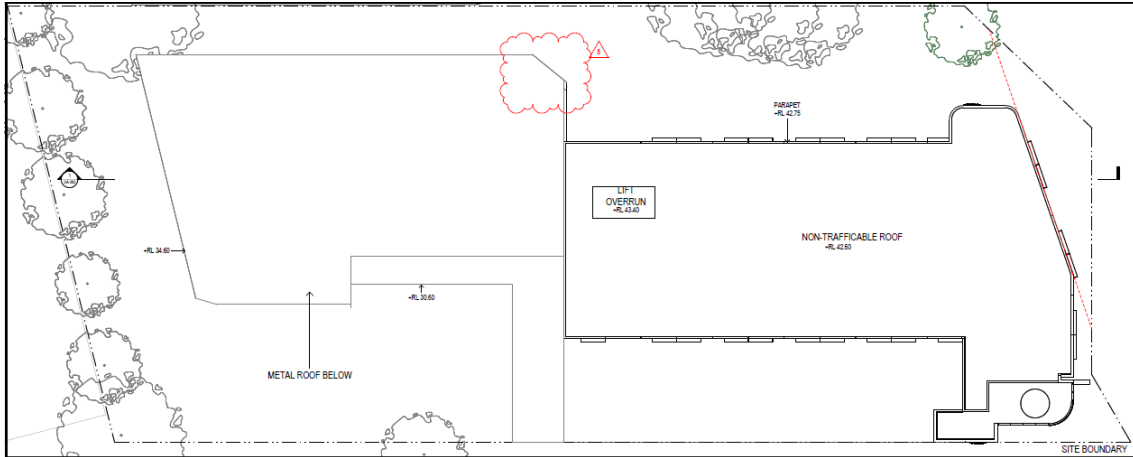


Figure 14: Previous hotel roof plan (DA-102, Issue D)

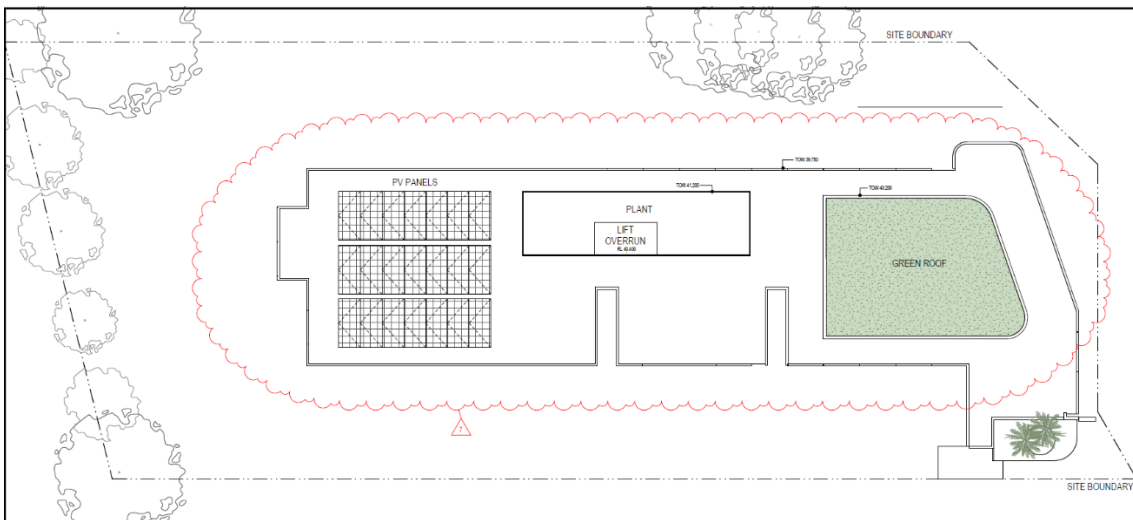


Figure 15: Previous hotel roof plan (DA-105, Issue E)



Figure 16: Previous north elevation (DA-201, Issue D)



Figure 17: Proposed north elevation (DA-201, Issue E)



Figure 18: Previous east elevation (DA-202, Issue D)



Figure 19: Proposed east elevation (DA-202, Issue E)



Figure 20: Previous west elevation (DA-203, Issue D)

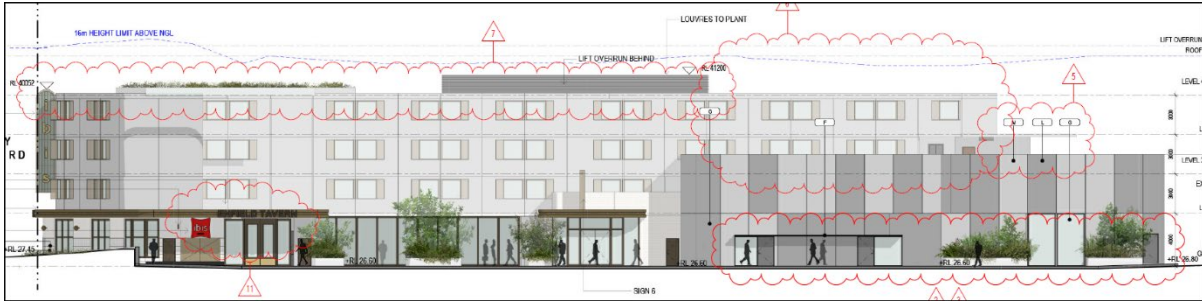


Figure 21: Proposed west elevation (DA-203, Issue E)



Figure 22: Proposed south elevation (DA-204, Issue D)



Figure 23: Proposed south elevation (DA-204, Issue E)

Background

- | | |
|-------------------|--|
| 17 September 2021 | The subject Development Application was lodged via the NSW Planning Portal. |
| 2 February 2023 | The subject application was deferred by Strathfield Local Planning Panel. |
| 3 February 2023 | The SLPP resolution was forwarded to the Applicant in the form of a request for further information via the NSW Planning Portal. |

20 February 2023

Additional information was submitted by the Applicant via the NSW Planning Portal including the following:

- Amended architectural plans
- Preliminary lighting and wayfinding plan
- Revised Geotechnical report
- Revised Arboricultural Impact Assessment
- Traffic and Parking comments
- CPTED Report
- Revised SEE
- Revised QS Report
- CIV Report

SLPP Meeting (2 February 2023)

The application was submitted for assessment by the SLPP at their meeting on 2 February 2023. The subject application was recommended for refusal by Council (see **ATTACHMENT 1**) for Council reasons for refusal.

A resolution was provided by the SLPP as follows:

'The application be DEFERRED to provide the opportunity for the applicant to submit further information and amended plans to Council for assessment, via the NSW Planning Portal in accordance with the Environmental Planning and Assessment Regulation 2021. A revised Capital Investment Value (CIV) must be prepared to reflect the amended plans and this must be considered in order that the consent authority is correctly identified (whether this is a matter for the Strathfield Local Planning Panel or Sydney East Planning Panel). If the matter remains one for the SLPP, this Panel will then electronically determine the application as soon as practicable upon the completion of the Council Officer's assessment report.

In the event that the CIV is below \$30M, this Panel requires the applicant to submit information including:

- *A security lighting plan (particularly external lighting), wayfinding plan, and carpark allocation plan as part of comprehensive CPTED Report.*
- *A supplementary traffic report to provide further details and evidence to support the proposed parking demand management strategies and to demonstrate the adequacy of the total quantum of parking. The allocation for the various land uses and staff is to be identified and separated if necessary.*
- *An arborist report for the trees on the adjoining land of the western boundary to ensure the protection and ongoing viability.*

- *An updated Geotechnical Report is to be submitted that correctly refers to the amended plans and provides information on the methodology, if required, to mitigate vibration and noise having regard to the sensitive land use as a school opposite.*
- *An amended Statement of Environmental Effects to reflect the changes to the proposed development.*
- *An amended set of plans to include: changes to the rear right of way access to factory units; loading and unloading facilities to be shared by all the factory units that allows for appropriate sized vehicles; and reduction in the height to be compliant and other consequential amendments as necessary.'*

Officer Comment: An assessment of additional information provided has identified several outstanding issues, which are discussed in detail elsewhere in this report.

Referrals - Internal

Waste, Building and Compliance

The proposal (as amended) was referred to Council's Building and Regulatory Compliance Unit. Additional design changes are recommended to address the following comments:

*'**Smoking areas** - In reference to the smoking areas, the VIP lounge is not capable of facilitating an open area, as the side of the building requires an FRL [and] therefore cannot be open.*

***Waste Bins** - I am unable to locate any provision for the location of commercial garbage bins, I suggest that this be considered prior to approval as it may impact turning/loading area circles with in the industrial...*

***Warehouse access/ Vehicle access way** - Access provisions to the warehouse have been relocated from the rear/southern boundary to the western/side boundary...the warehouse doors open directly onto a vehicle access way, denoted by a drop off point and thoroughfare access...there does not look to be adequate provision for both pedestrian and vehicular access...bollards [are] required by the NCC will need to be located outside the access doors restricting vehicle access.'*

Geotechnical Reporting

The revised geotechnical report prepared by Aargus Pty Ltd (Report No. GS8219-1E dated 20 February 2023) has been reviewed by Council's Principal Design and Construction Engineer and no issues were raised.

Heritage

The proposal (as amended) was referred to Council's Heritage Planner who provided the following comments:

'I have assessed the drawings and am of the opinion that the proposal does not adversely impact the significance of I220, known as the 'Weston Milling - NB Love Building and Administration Block'. I have no objections to raise from a heritage perspective.'

Traffic

The proposal (as amended) was referred to Council's Traffic Engineer who has recommended a loading dock management plan be prepared including a safe pedestrian pathway through the warehouse area. Additionally, two (2) designated spaces for warehouse parking are to be clearly indicated within the proposed basement parking layout.

Tree Management

The proposal (as amended) was referred to Council's Tree Management Officer for assessment. Council's TMPO raised no issues with the proposed tree removal, however, several issues were identified regrading tree protection and retention, and landscaping. These issues are discussed further in the SCDCP 2005 (Part O and Part Q) section of this report.

Stormwater

The subject proposal (as amended) was referred to Council's Civil Engineer who provided the following comments:

'No council stormwater assets identified on the property hence no related conditions.

- *Site is flood affected – specifically around the intended stormwater discharge point. Roads around site are also subject to flood and property is at the highest point.*
 - *Flood impact report – required as per councils flood prone land policy.*
- *OSD Required as per section 4.2 of council's stormwater management code. Details to be signed off by chartered engineer.*
 - *Site discharge is to be a maximum of 23L/s at any time during a 100 yr event.*
 - *Analysis of stormwater drainage capacity to be done to ensure council lines don't flood further and that council pit picked to discharge to is able to withstand the stormwater. Check other discharge points with higher capacity.*
- *Positive covenant & Restriction to the use of land required for OSD.*
 - *Maintenance schedule also required.*
- *All stormwater plans, and documents associated with stormwater, flooding, etc are required to be signed off by chartered engineer.*

- *RFI contains name and title of engineer, however, does not reference the stormwater plan and does not provide credentials for chartered engineer.*

Based on the proposal presented I reject the application due to the above points. Plans must be revised.'

The abovementioned referral comments are discussed further in the *SLEP cl 5.21 Flood Planning* section of this report.

Section 4.15 Assessment – EP&A Act 1979

The following is an assessment of the application with regard to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

(1) *Matters for consideration – general*

In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *the provision of:***
- (i) *any environmental planning instrument,***

State Environmental Planning Policies

Compliance with the relevant state environmental planning policies is detailed below:

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIES
State Environmental Planning Policy (Biodiversity and Conservation) 2021 <ul style="list-style-type: none"> • Chapter 2 – Vegetation in non-rural areas 	Yes

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 – Vegetation in non-rural areas

The intent of this Chapter within the SEPP is related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was referred to Council's Tree Management Officer who raised no objection to the proposed tree removal on the site subject to replacement planting. Additional comments

regarding tree protection are discussed elsewhere in this report. Relevant consent conditions could be imposed as part of any consent.

Strathfield Local Environmental Plan

The development site is subject to the Strathfield Local Environmental Plan 2012 and is consistent with the aims of this plan.

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

The subject site is zoned B6 - Enterprise Corridor and the proposal is a permissible form of development with Council's consent.

Part 4 – Principal Development Standards

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.3 Height of Buildings	Max. 16m	15.22m	Yes
4.4 Floor Space Ratio	Site area <u>3,586.3m²</u> 1.5:1 or 5397m ²	Basement protrusion > 1m Officer calculations Total GFA = 5283.2m ² FSR = 1.48:1	Yes

Part 5 – Miscellaneous Provisions

Heritage Conservation

The proposal is within proximity to SLEP 2012 Schedule 5 item I220: Weston Milling - NB Love building and administration block - old flour mill and administrative building at 22–28 Braidwood Street The application was referred to Council's Heritage Officer who has advised that the proposed works will not detract from the heritage significance of this item.

It is considered that the proposed works, as amended, satisfactorily address the provisions of this Clause.

Flood Planning

The subject site has been identified as being at or below the flood planning level. The application has been reviewed by Council's Civil Engineer who has advised that insufficient information has been provided to determine if Council's stormwater line has the capacity to accommodate the proposed discharge. The proposed discharge rate for the on-site

detention system is 118.8 litres per second, which is significantly greater than the recommended maximum 23 litres per second as per *Supplement 2 - S2.1 Design Values* of the Strathfield Stormwater Management Code. On this basis, it is recommended the proposed stormwater plan is recalculated and additional OSD capacity is provided to ensure the proposal will not cause any increased impact on overland flow paths.

Part 6 – Additional Local Provisions

Earthworks

The proposal involves significant excavation works for the provision of a basement, driveway ramps and ancillary works. An assessment by Council's Tree Management Officer has determined that additional information is required to determine the impact to existing trees on adjoining properties. This is discussed in further detail in the *Part O – Tree Management* SCDCP 2005 section of this report.

Erection or display of signage

Clause 6.6 of the SLEP 2012 requires the consent authority must be satisfied that the proposed signage:

The proposal (as amended) has deleted the two (2) above awning signs (as previously proposed) that are prohibited within Part J Schedule 2 of the SCDCP 2005. On this basis, the proposal is satisfactory.

It is considered that additional information is required to ensure that the aims, objectives and development standards, where relevant, of the Strathfield LEP 2012 have been satisfied.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

There are no draft planning instruments that are applicable to this site.

(iii) any development control plan,

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the relevant objectives and controls contained within Part H – Waste Management, Part I – Provision of Off-Street Parking, Part O – Tree Management, Part Q – Urban Design Controls.

PART H – Waste Management (SCDCP 2005)

In accordance with Part H of Strathfield CDCP 2005, a waste management plan was submitted with the application. An assessment by Council's Building and Regulatory

Compliance team has determined that the WMP requires additional detail indicating waste paths to the loading area and private waste collection areas. This could be conditioned with as part of any approval.

Part I – Car Parking (SCDCP 2005)

The proposed development has been assessed by Council's Traffic Engineer. This includes review of the internal parking design against the Australian Standards for Parking Facilities Part 1: Off-street Car Parking (AS2890.1:2004); and review of the additional traffic comments provided by The Transport Planning Partnership (TPPP) Consultants (dated 17 February 2023; Ref 21021). The proposal maintains a total 162 parking spaces which was previously supported by Council.

PART J – Advertising Signs and Structures (SCDCP 2005)

The proposed signage (as amended) is generally compliant with the Part J DCP control. The two (2) non-compliant above awnings signs have been deleted from the plans and appear now as compliant awning fascia signs.

PART O – Tree Management (SCDCP 2005)

Clauses 4 and 5 of Part O of the SCDP 2005 provide detailed controls regarding tree management, protection, and removal. Regarding tree management for the proposed development, Council's TMO has reviewed the following information:

- Arboricultural Impact Assessment and Management Plan prepared by George Palmer Botanics P/L (dated July 2021)*
- Amened Architectural Plans prepared by Squillace Architecture (dated 14 February 23)
- Site survey prepared by LTS (dated 7 April 2021)
- Landscape Plans prepared by Paul Scrivener Landscape (Issue D; dated 1 July 2022)

*NOTE: The revised AIA has not been updated to reflect the latest ground floor plan. Additionally, one (1) tree in the southwest corner of the site has not been identified in the AIA (see **Figure 24 & 25**).

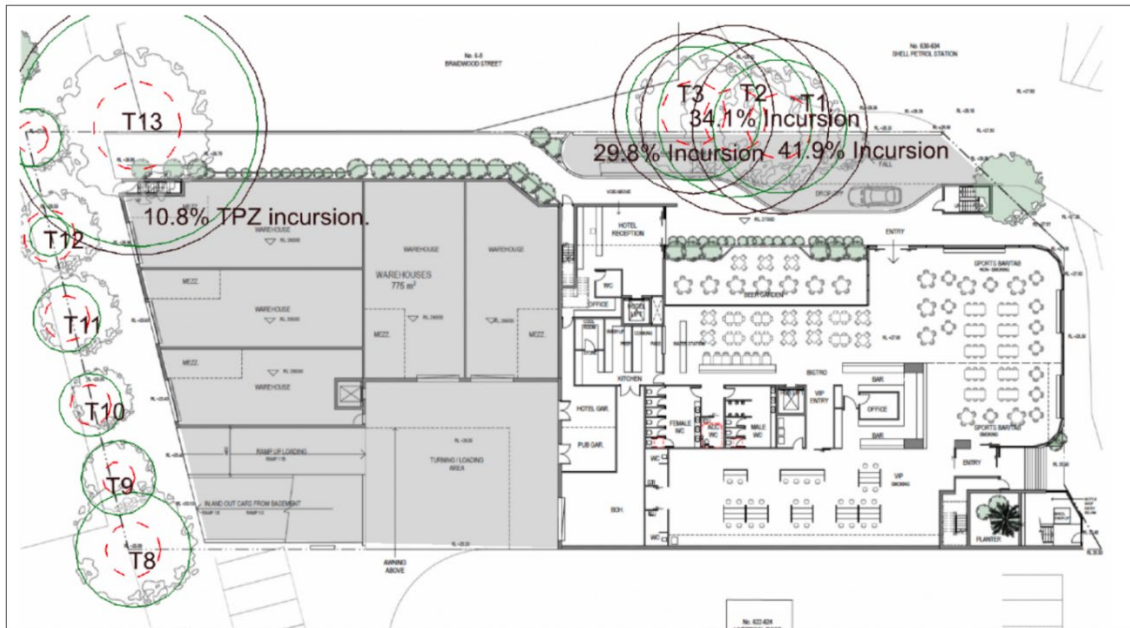


Figure 24: Submitted tree location plan (previous ground floor plan)



Figure 25: Submitted tree location plan (previous basement level 2 plan)

There are five (5) trees on adjoining properties located close to the subject site boundary. Three (3) of these trees T1-T3, are *Eucalyptus microcorys* located close to the subject site boundary on 630-634 Liverpool Road. As noted in AIA report, the roots of these trees have likely been constrained by the existing concrete retaining walls near this boundary. The proposed development appears not to extend beyond the existing second (lower) retaining wall (see **Figure 26**).

Confirmation is required that the proposed building and excavation does not extend beyond line of existing lower retaining wall.

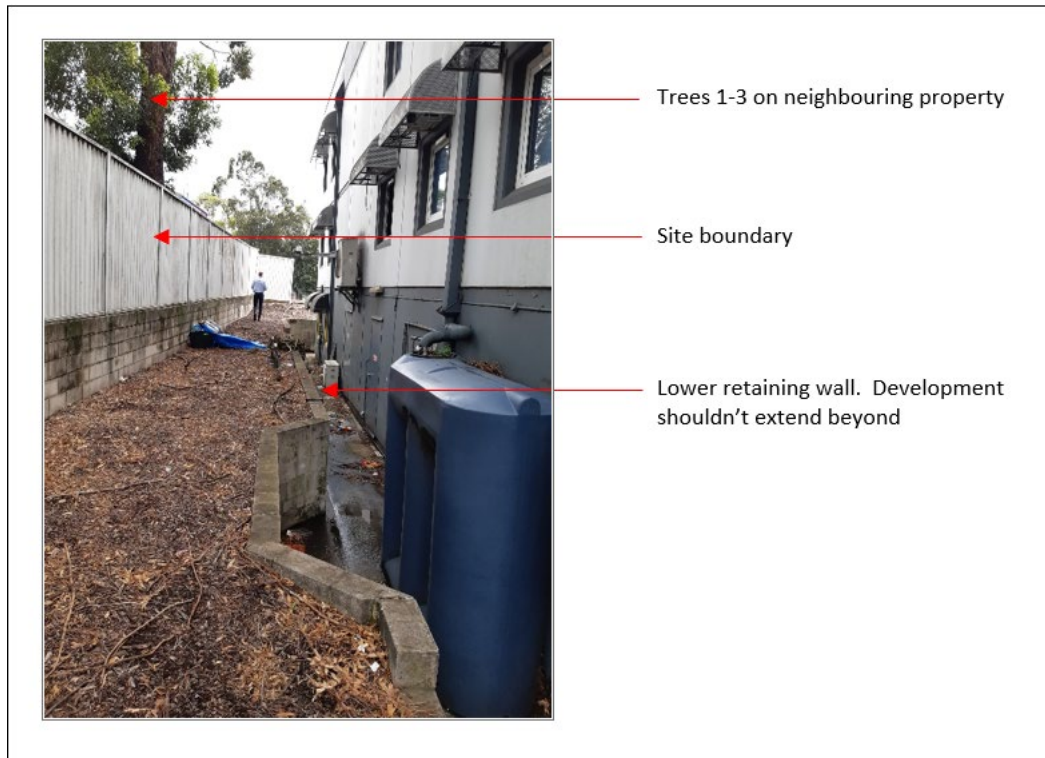


Figure 26: Existing trees along western boundary

One (1) tree - T13 *Eucalyptus punctata* – is located close at the adjoining rear of 6-8 Braidwood Street. As noted in AIA, the tree (although incorrectly identified) is of high significance and its root development is likely to have been affected by the existing building, meaning the TPZ calculations are theoretical. The tree is noted as having a SRZ of 3.3m and TPZ of 9.6m. It is highly likely that tree roots extend under surrounding asphalt roadways. The proposed development (especially given excavation beyond line of the basement) is likely to extend into the tree's SRZ and poses a major encroachment into the tree's TPZ.

Council's TMO recommends further information is required including evidence such as root mapping to establish impact of proposed development on Tree 13. The design should be adjusted to accommodate the outcomes of such root mapping as required.

The single *Callistemon viminalis* located on the adjoining eastern property at 622-624 Liverpool Road has not been identified in the AIA. The tree has an estimated SRZ of 2.25m and TPZ of 4.8m which will be significantly encroached upon from the proposed loading dock and OSD tank. Council's TMO recommends that a revised AIA should assess the impact of proposed development on this tree. If this tree cannot be retained, then owner consent will be required and replacement planting conditioned.

Part Q – Urban Design Controls (SCDCP 2005)

An assessment of the proposed development (as amended) against the relevant Part Q controls is provided in the section below:

2.2 Streetscape

The proposed building height (as amended) has been substantially reduced to achieve a more comparable scale to that on adjacent properties and complies with 16m height limit for the area. The proposed front setback is maintained; however the visual impacts of bulk and scale are subsequently reduced.

2.3.1 Building configuration and site planning

The proposed development (as amended) maintains a nil setback to the east boundary, which lacks consideration for possible future development on the adjoining site at 622-624 Liverpool Road as part of the design. Additionally, the proposed eastern nil setback will likely impact existing tree vegetation on the same adjoining property.

2.4 Building envelope

The proposed hotel building remains outside of the building envelope.

2.5 Building massing and scale

The proportion and massing of the proposed development (as amended) achieves a more favourable outcome in terms of form, proportions, and massing of the existing building pattern in the street. The reconfiguration of the rear warehouse layout has eliminated previous access issues for the rear communal entry from Braidwood Street.

3 Amenity Guidelines

Through-site links are now arranged on the site to enable greater casual surveillance from the proposed buildings on the site. Through-site links are landscaped appropriately and include provision for appropriate lighting. Appropriate conditions can be imposed regarding landscape maintenance, wayfinding, and lighting as necessary.

The proposed rear loading area still presents several spatial management issues for the ongoing mixed-use development in terms of client service areas, and conflicting work and pedestrian activities.

3.6 Safety and security

A Crime Prevention Through Environmental Design' (CPTED) Assessment prepared by Urbis (dated 20 February 2023) was submitted by the Applicant as part of the suite of deferral documents. This has been assessed in conjunction with the Preliminary Lighting and Wayfinding Plan (DA-098 to DA-100 Issue F; DA-103 to DA-205 Issue E, dated 14 February 2023). Council notes the CEPTED Assessment contains 23 recommendations relating to further amendments during the detailed design stage, and ongoing management of the development. It is considered these recommendations could be conditioned as part of any development consent.

The assessment has identified several outstanding issues:

i. Basement bulk storage areas for hotel rooms

- No service lift access to Basement level 2.
- Service lift access to Basement level 1 is located on the eastern wall of the carpark and the bulk storage area for hotel rooms is located on the western wall of both basement levels.

ii. Bottleshop access and design

- The proposed bottleshop will be located below the ground floor pub area.
- No windows are proposed along the northern street frontage to allow casual surveillance in and out of the bottleshop area.
- Access to and from the bottleshop is provided via to points at the same east end of the area. No alternative entrances or exits are provided.

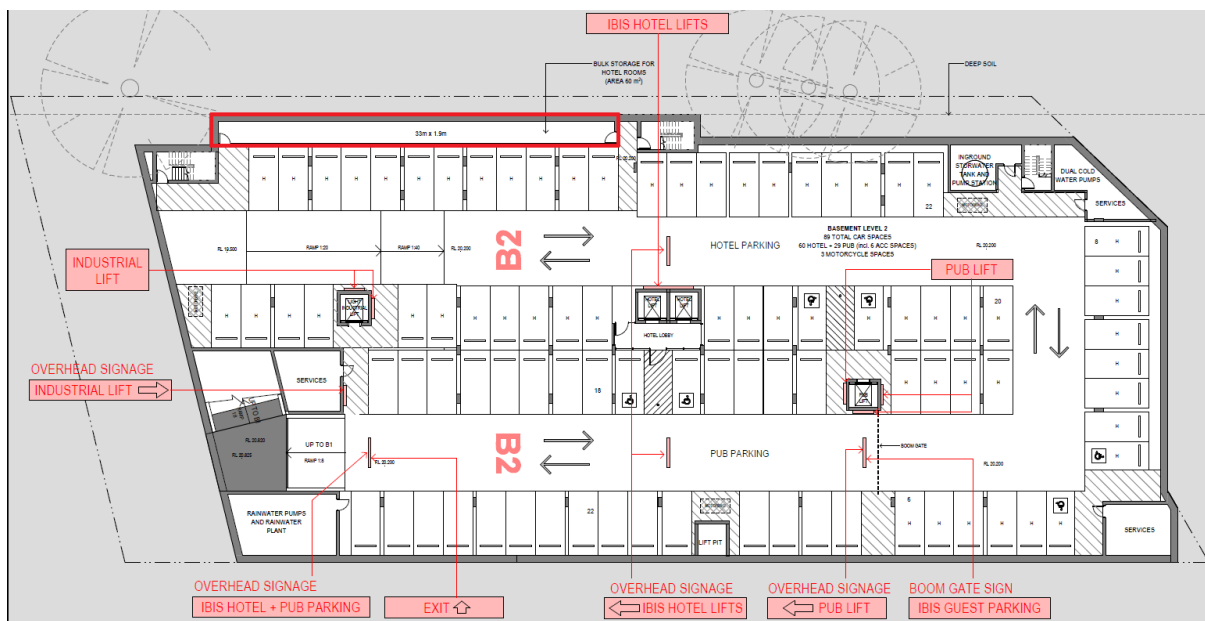


Figure 26: Basement level 2 bulk storage area for hotel rooms (highlighted in red)

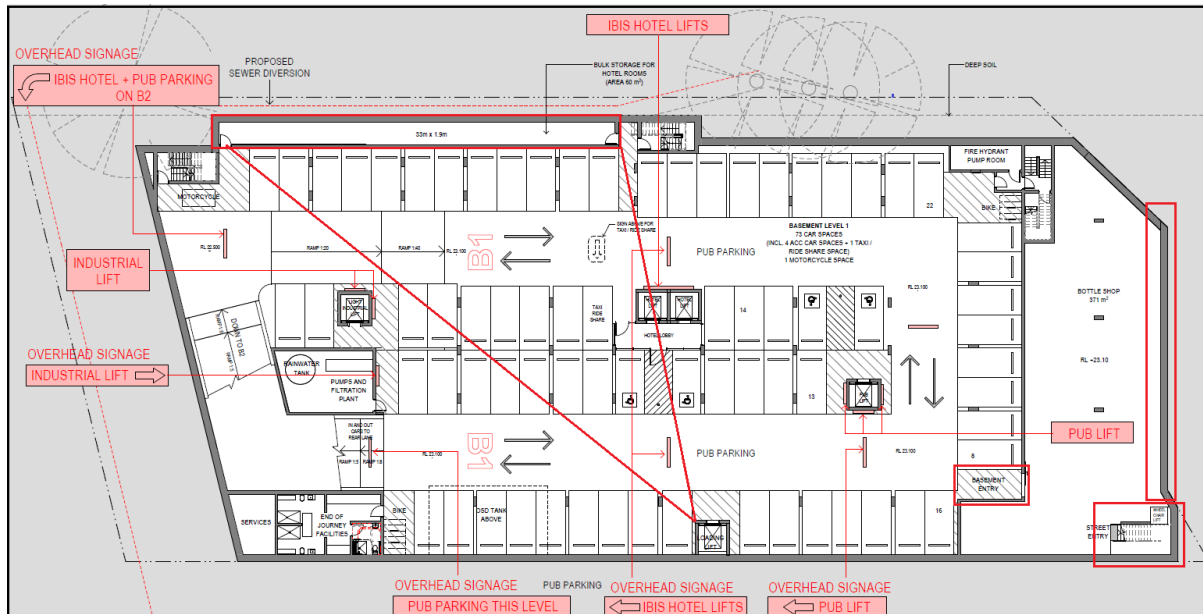


Figure 27: Basement level 1 access issues (highlighted in red)

3.9 Landscaping

The proposal (as amended) has been assessed by Council's TMO. Council notes that the landscape plan has not been updated to reflect the current design. The following issues have been raised relating to landscaping:

- There is no landscape plan for the proposed 'Green Roof'. Additional information is required to address matters of structural adequacy, soil depths and proposed planting.
- The opportunities for planting have been dictated by the architectural plans, however, there may be potential for more substantial planting within the Beer Garden area of the development.
- There is little detail as to how the Atrium planter - which appears to be a feature of the development - will be maintained. The area appears to be enclosed completely in glass and has a northern aspect. Use of a glass that will not cause the plants to 'cook', will need to ensure it provides for suitable light wavelengths for plant photosynthesis. The atrium also appears to be roofed with a single opening. The roof will limit natural irrigation and washing of the plant foliage. Suitable ventilation and air movement will also be required to reduce pathogen risk. Greater resolution of the atrium proposal is required and preferably with the input of a specialist consultant experienced in atrium and internal landscape areas to help ensure the success of the proposal. There are no details of the proposed planter including soil depth and volume.
- Outstanding issues with tree protection and retention have been discussed elsewhere in this report. Council's TMO has identified the only deep soil area proposed is along the western boundary which already exhibits decent canopy cover.

Given the impact to trees on the neighbouring eastern property and previous comments on the proposed nil setback. An increased eastern side setback could provide additional opportunities for deep soil planting.

(iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,

The requirements of Australian Standard AS2601–1991: *The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development does involve the demolition of a building. Should this application be approved, appropriate conditions of consent may be imposed to ensure compliance with the requirements of the above standard.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

An assessment of the proposal (as amended) has identified several outstanding issues:

- The VIP lounge is not capable of facilitating an open area, as the side of the building requires an FRL and, therefore, cannot be open.
- The eastern boundary nil setback is maintained and does not adequately consider existing assets or future use of the adjoining property at 622-624 Liverpool Road.
- Additional information is required to inform impacts of stormwater and flooding and impacts on existing vegetation on neighbouring properties.

(c) the suitability of the site for the development,

Additional information is required to determine if the proposed development (as amended) is suitable for the site having regard to its size and shape, its topography and relationship to adjoining developments.

(d) any submissions made in accordance with this Act or the regulations,

Addressed in previous SLPP report (see **ATTACHMENT 1**).

(e) the public interest.

Additional information is required to determine if the proposed development is in the public interest.

Local Infrastructure Contributions

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).

STRATHFIELD DIRECT SECTION 7.11 CONTRIBUTIONS PLAN

Section 7.11 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030 as follows:

Provision of Major Open Space	\$ 8,6781.28
Provision of Local Open Space	\$ 393,357.63
Administration	\$ 7,745.50
TOTAL	\$ 487,884.41

Conclusion

The deferral application has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, the provisions of the SLEP 2012 and SCDPC 2005.

Should the SLPP choose to approve Development Application 2021/233, appropriate conditions of consent can be drafted accordingly.



Signed:

**G I Choice
Planner**

Date: 9 March 2023

- I confirm that I have determined the abovementioned development application with the delegations assigned to my position; and
- I have reviewed the details of this development application and I also certify that Section 7.11 Contributions are applicable to this development and have been levied accordingly.

Report and recommendations have been peer reviewed by:

JG

Signed:

**J Gillies
Senior Planner**

Date: 14/03/2023