

# **MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT HIGH STREET LIBRARY, STRATHFIELD ON TUESDAY, 23 NOVEMBER 2010 AT 6:00 PM**

## **PRESENT:**

|                |        |
|----------------|--------|
| John Roseth    | Chair  |
| David Furlong  | Member |
| Timothy Moore  | Member |
| Peter Robinson | Member |
| Bill Carney    | Member |

## **IN ATTENDANCE**

|                 |                                |
|-----------------|--------------------------------|
| Thomas Watt     | Strathfield Council            |
| Silvio Falato   | Strathfield Council            |
| Warwick Stimson | Independent Assessment Officer |

## **APOLOGY: NIL**

The meeting commenced at 6.10pm

### **1. Declarations of Interest - Nil**

### **2. Business Item**

**ITEM 3 - 2010SYE066 – Strathfield - 2010/125 - Demolition, construction and alteration to existing school buildings (includes works to a local heritage item) - 20 Exeter Road, Homebush West**

With the Chair's agreement, Councillor Carney left the meeting prior to the formal consideration of this item to attend a meeting of the Council previously scheduled for the same time. The Panel resolved to deal with item 3 first.

### **3. Public Submission - Nil**

### **4. Business Item Recommendations**

**2010SYE066 – Strathfield - 2010/125 - Demolition, construction and alteration to existing school buildings (includes works to a local heritage item) - 20 Exeter Road, Homebush West)**

The Panel resolves to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to recommended conditions in the Addendum to the report, except for the deletion of all references to a Construction Certificate. The Panel notes that those conditions were agreed to by the Department of Education.

### **5. Business Item**

**ITEM 1 - 2010SYE045 Strathfield DA No. 2010/104 – Construction and operation of a concrete batching plant, Lots 18, 19 & 20 Bellfrog Street Greenacre (previously known as 1 - 7 Juno Parade, Greenacre)**

Councillor Carney returned to the meeting at the beginning of this item.

**6. Public Submission -**

|   |  |
|---|--|
| Laura Abboud (neighbour)  | addressed the Panel against the proposal with concerns on the operational noise, traffic noise, operation hours and the appropriateness of the development site. |
| Grayden Bonfield (on behalf of the applicant; speaking for Andrew Driver) | addressed the Panel in favour of the proposal outlining the reasons for selecting the site and the reasons behind the necessity of extended operational hours.   |
| Michael Allen (Acoustic Consultant, on behalf of the applicant)           | addressed the panel in regards to the noise impacts of the development and addressed concerns outlined by submitters and the assessment report regarding noise.  |
| Stephen Leathley (planning Consultant, on behalf of the applicant)        | addressed the panel in favour of the proposal citing strategic importance of the development and the suitability of the site.                                    |

**7. Business Item Recommendations**

***2010SYE045 Strathfield DA No. 2010/104 – Construction and operation of a concrete batching plant, Lots 18, 19 & 20 Bellfrog Street Greenacre (previously known as 1 - 7 Juno Parade, Greenacre)***

- 1) The Panel resolves unanimously that it would be willing to accept the recommendation of the planning assessment report to approve the application for the reasons mentioned in the report and subject to the recommended conditions. It would approve it for 24 hour operation, provided it is satisfied that
  - a) the requirements of the Industrial Noise Policy of the Department of Environment and Climate Change can be satisfied day and night in the most vulnerable location of the most vulnerable residential site; and
  - b) trucks serving this development do not go through residential streets.
- 2) The Panel notes that the assessment report incorrectly described the site as being in a Light Industrial Area, as it is in a General Industrial Area.
- 3) The applicant is required to submit an acoustic report to satisfy the above requirement in Paragraph 1 within 7 days of this resolution.
- 4) The council's acoustic consultant is to confirm that the above requirement is satisfied, within 7 days of receiving the applicant's acoustic report.
- 5) The council is to add the following condition to the recommended conditions:  
*All heavy vehicles moving to and from the proposed concrete batching plant shall use RTA "B Double" Route roads only and not access the residential streets surrounding the site.*
- 6) Following satisfaction of the above requirements, the Panel will make a decision by electronic means of communication, unless there are strong reasons for convening another public meeting.

- 7) The Panel notes the concerns of the residents, but it has endeavoured to strike a balance between those concerns and the needs of an industry that is essential to the development of Sydney.

**8. Business Item**

**ITEM 2 - 2010SYE056 – Strathfield - 2010/113 - Demolition and new four (4) storey Residential Flat Building comprising 47 units, 61 car parking spaces in one (1) basement level + strata subdivision - 8-12 Marlborough Road, Homebush West**

**9. Public Submission -**

|  |  |
|--|--|
| Andy Ludvick (Planning consultant, on behalf of the applicant) | addressed the Panel in favour of the proposal citing that the building footprint did not have a considerable impact on surrounding properties. |
| Tony Jreige (Architect, on behalf of the applicant)            | addressed the Panel's concerns and questions particularly in regards to the building footprint of the proposal.                                |

**10. Business Item Recommendations**

**2010SYE056 – Strathfield - 2010/113 - Demolition and new four (4) storey Residential Flat Building comprising 47 units, 61 car parking spaces in one (1) basement level + strata subdivision - 8-12 Marlborough Road, Homebush West**

- 1) The Panel resolves to accept the recommendation of the planning assessment report to refuse the application for the following reasons:
  - a) The RTA's requirement for vehicular entry on the south side of the site will require substantial re-design and re-exhibition;
  - b) The central open space will in reality be overshadowed much of the time by the east and west wings of the building in addition to the building to the north, none of which is shown in the submitted shadow diagrams.
- 2) The Panel considers the 6m set backs from boundaries to be appropriate, except for the northern face of the east wing, where it is important to shield against traffic noise.
- 3) The Panel would not insist on an L-shaped building in a re-design and would accept a modified U-shaped design, so long as the west wing is reduced to reduce overshadowing and improve the amenity of the central open space.
- 4) The applicant may consider making the boundary setbacks useable either as private or communal open space and to demonstrate this with a landscape plan by a qualified landscape designer.
- 5) A new application will require a detailed contamination report confirming that the site is suitable for the proposed use, based on the depth of excavation.
- 6) The Panel will do its best to expedite the determination of any subsequent application.

**MOTION CARRIED**

The meeting concluded at 9.00pm

Endorsed by



John Roseth

Chair, Sydney East Region Planning Panel

Date 25/11/10