

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 25 September 2014 at 1.00pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Ted Cassidy and Monica Wangmann

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2013SYE054 – Ashfield - 10.2013.114 - Alterations additions to Ashfield Mall including 6464sqm retail area, 67 serviced units, 101 dwellings, 100 place childcare centre and carparking - 260A, 242-252 to 256 Liverpool Road, Ashfield as described in Schedule 1.

Date of determination: 25 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The Panel's reasons for the decision to approve the application are:

The Panel deferred its decision at the meeting on 10 April 2014 in order to allow the applicant to increase its parking provision and allow the preparation of a traffic analysis. The amended plans have responded to both these requests. The application provides an additional 125 parking spaces as well as two exits to reduce the pressure on the Holden Street into Liverpool Road intersection.


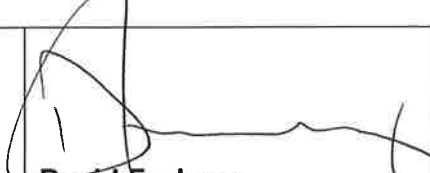

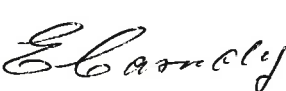

Regarding the number of residential parking spaces, the reason for the majority decision (John Roseth, Sue Francis and Ted Cassidy) was that the total parking spaces for apartments and visitors did not change and that the proposal is close to good public transport.

Conditions:

The development application was approved subject to the conditions in Appendix A of the Council Assessment Report except as follows:

- a) All references to 101 residential parking spaces are changed to 88 residential parking spaces; visitors' spaces to number 20. (Monica Wagmann voted for 101 residential parking spaces; David Furlong abstained.)
- b) A new condition is added to the effect that all soft landscaping indicated on the approved plans shall be completed before the relevant Occupation Certificate and be maintained.
- c) Minor and procedural changes as marked up by the applicant and the Council's assessment officer on a copy of the conditions dated 25 April 2014 and signed by Kendal Mackay and Atalay Bas.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Ted Cassidy P.S.M	 Monica Wangmann	

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SCHEDULE 1	
1	JRPP Reference – LGA- Council Reference: 2013SYE054 – Ashfield - 10.2013.114
2	Proposed development: Alterations additions to Ashfield Mall including 6464sqm retail area, 67 serviced units, 101 dwellings, 100 place childcare centre and carparking
3	Street address: 260A, 242-252 to 256 Liverpool Road, Ashfield
4	Applicant/Owner: Cameron Laird - Abacus Funds Management Ltd
5	Type of Regional development: CIV > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 – Remediation of Land ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ SEPP No 1 – Development Standards (SEPP 1) ○ SEPP 64 – Advertising and Signage ○ SEPP 65 – Design Quality of Residential Flat Development ○ Ashfield LEP 1985 (as amended) • Draft environmental planning instruments: Nil • Development control plans: Ashfield DCP 2013 • Planning agreements: Nil • Regulations: 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 12 September 2014 Written submissions during public exhibition: 14 Verbal submissions at the panel meeting: On behalf of the applicant- John Wynne, Brett Maynard, Don Muggie and Cameron Laird
8	Meetings and site inspections by the panel: Briefing Meeting 17 October 2013 and Panel Meeting 10 April 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report