

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held by electronic means between Thursday 11 September 2014 and Friday 12 September 2014

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Stephanie Kokkolis and Philip Graus

Apologies: Nil - Declarations of Interest: Nil

### Determination and Statement of Reasons

**2014SYE035 – Strathfield - 2014/035 - Demolition of existing structures, basement car parking with associated drainage and landscaping works - 17-35 Parramatta Road and 5 Powell Street, Homebush as described in Schedule 1.**

**Date of determination:** 12 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 proposed development is permissible in the subject zoning and accords with the relevant objectives of the Strathfield Local Environmental Plan 2012, the provisions of SEPP 65 and Council's Development Control Plan.

Overall, the proposed development presents a residential flat building of a high architectural merit which will provide a very good level of amenity for future residents. The interesting architectural form will define the subject site, which is an important corner site within the Parramatta Road Corridor.

**Conditions:**

**Panel members:**



John Roseth (chair)



David Furlong



Sue Francis

Stephanie Kokkolis

Philip Graus

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SCHEDULE 1	
1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE035 – Strathfield - 2014/035
2	<b>Proposed development:</b> Demolition of existing structures, basement car parking with associated drainage and landscaping works
3	<b>Street address:</b> 17-35 Parramatta Road and 5 Powell Street, Homebush
4	<b>Applicant/Owner:</b> Squillace Architects/Mabel Chow
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ SEPP (State and Regional Development) 2011</li> <li>○ SEPP 55 – Remediation of Land</li> <li>○ SEPP (Infrastructure) 2007</li> <li>○ SEPP (Building and Sustainability Index – BASIX) 2004</li> <li>○ SEPP 65 – Design Quality of Residential Flat Buildings</li> <li>○ Strathfield LEP 2012</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: Strathfield DCP 2012, Strathfield Development Contributions Plan 2010-2030 and Strathfield Development Control Plan 20 – Parramatta Corridor</li> <li>• Planning agreements: Nil</li> <li>• Regulations: 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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 14 August 2014 Written submissions during public exhibition: 5 Verbal submissions at the panel meeting: Support- XX; Against- XX; On behalf of the applicant- Zhi Guo, Bob Chmabers, Mabel Chow and Vince Squilliance
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting 7 May 2014 and Panel Meeting 27 August 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report