

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at 11:00 am on Thursday 30 October 2014 at Christies Conference Centre

Panel Members: David Furlong(Chair), Sue Francis, Stuart McDonald, Philip Graus and Stephanie Kokkolis

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014SYE053 – Strathfield - 2014/066 [at 6-18 Parramatta Road, Homebush] as described in Schedule 1.

Date of determination: 30 October 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 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 listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposal is generally in accordance with the relevant Planning framework, with the exception of the LEP height and FSR controls.
2. The proposal is the subject of Clause 4.6 variations to the LEP maximum Height of Building and FSR controls, which have been fully considered in the Council assessment report. The objections are considered to be well founded in relation to the objectives of those controls.
3. The location is an ideal one in terms of its proximity to major transport links while its design is such that it will have minimal impacts on adjoining properties and existing nearby residential flat buildings.
4. The panel further notes that the Council has received legal advice confirming that it is able to deal with the DA, notwithstanding its variance from MP 10-0143, which was for a much larger development, the site of which included the subject land.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:

 David Furlong (Chair)	 Sue Francis	 Stuart McDonald
 Philip Graus	 Stephanie Kokkolis	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE053 – Strathfield - 2014/066
2	Proposed development: Site remediation works, construction of an extension to George Street and dedication of the road to Council, boundary re-alignment and road widening works to Parramatta Road and the construction of a mixed use development comprising basement parking for (568) vehicles, ground level commercial floor space fronting Parramatta Road with (430) residential apartments above comprising (132) x 1 bedroom, (272) x 2 bedroom and (26) x 3 bedroom apartments across six (6) buildings with heights ranging between eight (8) and fourteen (14) storeys and consolidation and stratum subdivision of the site.
3	Street address: 6-18 Parramatta Road, Homebush
4	Applicant/Owner: Columbia Lane Development Pty Ltd
5	Type of Regional development: Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 Remediation of Land; • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; • Strathfield Local Environmental Plan 2012; • Strathfield Section 94 Contribution Plan. • Strathfield Development Control Plan 2005; • Strathfield Site Specific Development Control Plan No. 20 – Parramatta Road Corridor; and • Strathfield Stormwater Management Code. • Draft VPA Proposed • 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 17 October 2014 Written submissions during public exhibition: six (6) Verbal submissions at the panel meeting: Against- John Geremin; On behalf of the applicant- Clare Brown
8	Meetings of the panel: Briefing meeting on 16 July 2014
9	Council recommendation: approval
10	Draft conditions: as attached to assessment report