

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 1 July 2015 at 10:30am

Panel Members: John Roseth (chair), Sue Francis, Bruce Clarke, Stephanie Kokkolis and Sang Ok

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE045 Strathfield 2014/035/02 [at 17-35 Parramatta Road & 5 Powell Street, Homebush] as described in Schedule 1.

Date of determination: 1 July 2015

Decision:

The majority of the Panel (John Roseth, Bruce Clarke, Stephanie Kokkolis and Sang Ok as against the minority of Sue Francis) determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, 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 reason for the majority decision was that the addition of a fourth basement does not have any visual impact. The council's parking controls are minimum rates and do not suggest that additional parking should be prohibited. Given the combined impact of slip lanes, no-stopping zones and clearway controls on Parramatta Road, street parking near the site would be severely restricted, hence additional parking may be justified.

The reason for the minority decision of refusal by Sue Francis is that she does not accept the recommendation to approve an additional 71 spaces above the council's controls and contrary to the broader State planning policies to minimise car parking and traffic generation and encourage public transport-led growth. This is of particular concern on the Parramatta Road corridor where traffic generation is a broader metropolitan planning issue.

Conditions: The development application was approved subject to the conditions recommended in the assessment report.

Panel members:

 John Roseth (chair)	 Sue Francis	 Bruce Clarke
 Stephanie Kokkolis	 Sang Ok	

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE045 Strathfield 2014/035/02
2	Proposed development: The modification seeks to reconfigure the layout of the approved basement levels 1, 2 and 3 and to construct a fourth level of basement parking comprising (73) additional parking spaces
3	Street address: 17-35 Parramatta Road & 5 Powell Street, Homebush
4	Applicant/Owner: Al Maha Pty Ltd
5	Type of Regional development: S96(2) Application – parent application determined by JRPP 12 September 2014.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Strathfield Local Environmental Plan 2012; • Strathfield Development Contributions Plan 2010-2030; • Strathfield Development Control Plan 20 – Parramatta Road Corridor; and • Part I – Off Street Parking of the Strathfield Consolidated DCP 2005. • 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 June 2015 Written submissions during public exhibition: one (1)
8	Meetings and site inspections by the panel: Briefing Meeting on 20 May 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report