

JOINT REGIONAL PLANNING PANEL (SYDNEY EAST)

JRPP No	2015SYE046
DA Number	2015/021
Local Government Area	Strathfield
Proposed Development	Demolition of existing structures and construction of a part nine (9), part five (5) storey residential development comprising (80) units above two (2) levels of basement parking.
Street Address	40-42 Loftus Crescent, Homebush
Applicant/Owner	Novati Construction Pty Ltd
Number of Submissions	One (1)
Regional Development Criteria (Schedule 4A of the Act)	CIV > \$20m
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • List all of the relevant environmental planning instruments: s79C(1)(a)(i) • SEPP 55 – Remediation of Land • SEPP 65 – Design Quality of Residential Flat Buildings • SEPP (Infrastructure) 2007 • SEPP (Building Sustainability Index: BASIX) 2004 • Strathfield Local Environmental Plan 2012 • List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii) • N/A • List any relevant development control plan: s79C(1)(a)(iii) • Strathfield Development Control Plan No. 20 – Parramatta Road Corridor • Strathfield Consolidated Development Control Plan 2005: <ul style="list-style-type: none"> ○ Part H – Waste Management (draft) ○ Part L – Notification • Interim Planning Policy: Green Amenity Factor • List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv) • Refer to VPA discussion in report – dedication of land to widen Loftus Lane. • List any coastal zone management plan: s79C(1)(a)(v) • N/A • List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A,

	288 <ul style="list-style-type: none"> N/A
List all documents submitted with this report for the panel's consideration	Report, copies of submissions and Architectural Plans
Recommendation	Deferred Commencement
Report by	Sophie Olsen – Senior Planning Officer

Assessment Report and Recommendation Cover Sheet
