

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 27 July 2015 and 29 July 2015

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

Apologies: Sang Ok - Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYE046 Strathfield 2015/021 [at 40-42 Loftus Crescent, Homebush] as described in Schedule 1.**

**Date of determination:** 29 July 2015

#### Decision:

The panel determined to accept the recommendation of the planning assessment report the development and the supplementary report to approve the 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 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 proposal has architectural merit and will contribute to the vibrant mixed use character of the Parramatta Road Precinct. It is a well located high density development, being close to Homebush railway station, Parramatta Road and the Sydney markets.

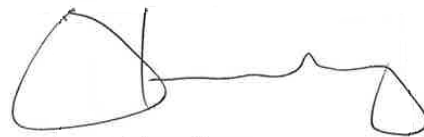
The proposal complies with relevant planning controls except for a minor variation of the height for the lift overrun and pergola, which has been justified under cl 4.6 of the Strathfield LEP 2012.

The proposed apartments provide good amenity, with 74% of apartments receiving more than 3 hours of sunlight.

**Conditions:** The development application was approved subject to the conditions attached to the planning assessment report.



**John Roseth (chair)**



**David Furlong**



**Sue Francis**



**Stephanie Kokkolis**

# SYDNEY EAST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE046 Strathfield 2015/021
2	<b>Proposed development:</b> Demolition of existing structures and construction of a part nine (9), part five (5) storey residential flat building fronting Loftus Crescent and a five (5) storey residential flat building fronting Loftus Lane, containing (80) units comprising (50) x 1 bedroom, (24) x 2 bedroom unit and six (6) x 3 bedroom units above two (2) levels of basement parking
3	<b>Street address:</b> 40-42 Loftus Crescent, Homebush
4	<b>Applicant:</b> Novati Construction Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• Strathfield Local Environmental Plan 2012</li> <li>• Strathfield Development Control Plan No. 20 – Parramatta Road Corridor</li> <li>• Strathfield Consolidated Development Control Plan 2005 <ul style="list-style-type: none"> <li>◦ Part H – Waste Management (draft)</li> <li>◦ Part L – Notification</li> </ul> </li> <li>• Interim Planning Policy: Green Amenity Factor</li> <li>• VPA – dedication of land to widen Loftus Lane - discussed in report</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 8 July 2015 Written submissions during public exhibition: one (1) Memorandum from Strathfield Council dated 16 July 2015 Verbal submissions at the panel meeting on 22 July 2015: On behalf of the applicant- Andrew Darroch Clause 4.6 Justification dated 23 July 2015 Supplementary Council Assessment memorandum dated 27 July 2015
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 20 May 2015, public determination meeting on 22 July 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report dated 8 July 2015