

Record of Briefing Meeting Sydney West Joint Regional Planning Panel

Date: 17 February 2016
Time: 4pm
Location: Holroyd City Council

Panel Ref. & Title: **2015SYW060 – Holroyd City Council, DA2015/21**, Demolition of existing structures, consolidation of 4 lots into 1 lot; construction of a part 3, part 5 and part 8 storey mixed use development comprising 89 dwellings and 3 commercial tenancies over 2 levels of basement parking accommodating 116 car parking spaces, 158-162 Great Western Highway and 8 Hannah Street, Westmead

Panel Members: Bruce McDonald (Acting Chair), Stuart McDonald and John Perry.
Apologies: Mary-Lynne Taylor, Allan Ezzy

Council Staff: Sohail Faridy, Dennis Urena, Roy El Kazzi

Applicant: Robert Varga, Andre Mirdler, Vince Bilotta, Chang-Woo Lee

At the meeting on 17 December 2015, the Panel unanimously determined to defer determining the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*, for the Panel to have further briefing from the Council, the Engineers of the Council and the Applicant's Engineer to attend and advised that the minutes of this meeting will be published on JRPP website.

Key Issues Discussed

Council information provided:

- Council confirmed that traffic assessment and parking requirements were studied and considered at the time of the rezoning of land along the Great Western Highway and found to be acceptable.
- Council reported that there would be approximately an increase of one traffic movement in Hannah Street during peak period every three minutes arising from this development.
- Council advised current parking on Hannah Street is restricted to parking on one side only and this has been in place over an extended period of time prior to rezoning of Great Western Highway.
- Council advised that no other multi-unit development fronting the Great Western Highway would use or rely on Hannah Street for access. These developments would rely on other roads for access.
- In relation to other development in Hannah Street, Council advised that only single dwellings dual occupancy would be possible and that these developments would generate a maximum 2 cars each.

Robert Varga, on behalf of the Applicant, presented the following particulars of the traffic report (based on survey information between 6am and 7pm in early February 2016):

- Kerbside parking capacity in Hannah Street is approximately 15 spaces and on one side of the street only. The maximum utilisation of kerbside parking is 4 spaces at 6.30am.
- The minimum utilisation of kerbside parking is 1 space at 9.00am.

Regional Panels Secretariat

- This development will generate 29 movements per hour, the existing development currently generates 14 movements per hour pertaining to this lot. This results in an increase of 15 movements per hour arising from the site.
- The intersection of Hannah and Amos Streets currently operates at Level A and at 4% of capacity. As a result of traffic generated by the development, the intersection will continue to operate at Level A and at 5% of capacity.
- The development provides parking in accordance with Holroyd Council Development Control Plan which is a higher rate than required by RMS guidelines.
- There are low traffic volumes in the street

Panel summary:

- On the basis of the information provided by both Council and the Applicant, the Panel concluded that the impacts on the local street system, particularly Hannah Street, flowing from this particular development, would not generate unacceptable conditions on the local traffic and parking functions and would not constitute a reason for refusal of the proposal.

Panel members:



Bruce McDonald (Acting Chair)



Stuart McDonald



John Perry