

JOINT REGIONAL PLANNING PANEL (Sydney West)

Addendum Report for Determination Meeting on 16 March 2016

JRPP No.	2015SYW060
DA Number	2015/2/1
LGA	Holroyd City Council
Street Address	158 – 162 Great Western Highway and 8 Hannah Street Westmead
Proposal	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 carparking spaces.
Background	At the meeting on 17 December 2015, the Panel determined to defer determining the above development application, for the Panel to have further briefing from Traffic Engineers of the Council and the Applicant. This was in response to concerns raised by adjoining residents on the carriage capacity of Hannah Street and its suitability to carry the additional traffic for the proposed development. No vehicular access is proposed from Great Western Highway.
Briefing	On 17 February 2016, the Panel was briefed by Roy El Kazzi, Council's Traffic Engineer and Robert Varga, Applicant's Traffic Engineer. The traffic experts provided a commentary on the carriage capacity of Hannah Street and answered questions raised by the Panel. Following the briefing; the Panel declared their satisfaction on the carriage capacity of Hannah Street to support additional traffic movement from the proposed development. A copy of detailed minutes from the briefing meeting is available on Panel's website.
Recommendation	That the Panel receive the original assessment report and draft conditions of consent presented for the 17 December 2015 meeting and determine the application accordingly.

Assessment Report and Recommendation Cover Sheet
