

DATE OF DEFERRAL	14 July 2022
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Chris Wilson, Michael Mason
APOLOGIES	Stephen Clements
DECLARATIONS OF INTEREST	None

Public meeting held by Public Teleconference on 14 July 2022, opened at 1:15pm and closed at 2:10pm.

Papers circulated electronically on 5 July 2022.

MATTER DEFERRED

PPSSEC-176 - 2021/327 – Strathfield, 21 Parramatta Road, Homebush

Construction of 17 additional storeys above an approved 8 storey mixed use building comprised of 151 residential apartments.

REASONS FOR DEFERRAL





The Panel agreed to defer the determination of the matter until required information is provided by the applicant and Council as set out below:

- Written documentation that there has been satisfactory arrangements made pursuant to section 7.1 of the SLEP2012.
- Amended application is to be reconsidered by the members of the Design Review Panel that considered the original application and in response to their previous concerns (this may be undertaken electronically).
- A qualified and practising Structural Chartered Engineer with NER registrations at Engineers Australia including his/her registration number is to detail what measures need to be taken to ensure the 17-storey building can be supported by the 8-storey building and its basement and this to be provided to the Panel prior to determination.
- The plans are to show the necessary circuitry / infrastructure phasing for electric vehicles at each car parking space and the provision of a number of supercharge points which may also serve as visitor spaces but remain as common property. Similarly, a minimum of 4 car wash bays (one car wash bay per level).
- The recommended draft condition referring to tree bonding to remain.
- The recommended draft condition referring to the hours of construction on Saturday to remain as 8am to 1pm.

The Panel expects revised information as referred to above be submitted to Council within 6 weeks from the date of this deferral record. Council is requested to update their assessment within 2 weeks of the receipt of revised information.

When this information has been received, the panel will hold another public determination meeting. The Panel expects an addendum assessment report from Council responding to the material and the matters raised above.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Chris Wilson	 Michael Mason

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-176 - Strathfield Municipal Council - 2021/327
2	PROPOSED DEVELOPMENT	Construction of 17 additional storeys above an approved 8 storey mixed use building comprised of 148 residential apartments. The proposal also includes alterations to the ground level podium, ground floor communal open spaces and inclusion of external planters between Levels 1-7 of the building.
3	STREET ADDRESS	21 Parramatta Road Homebush 2140
4	APPLICANT/OWNER	Andrew Shehadeh / Lyda Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> SEPP (Transport and Infrastructure) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP 65 – Design Quality of Residential Apartment Development; SEPP (Building Sustainability Index: BASIX) Strathfield Local Environmental Plan 2012 (SLEP) Parramatta Road Urban Transformation Strategy. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Strathfield Consolidated Development Control Plan 2005 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> Coastal zone management plan: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 14 July 2022 Written submissions during public exhibition: 15 Total number of unique submissions received by way of objection: 15
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 05 May 2022

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair) Jan Murrell Chris Wilson Philippa Frecklington Michael Mason ○ <u>Council assessment staff</u>: Louise Gibson ● Briefing: 02 June 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair) Jan Murrell Chris Wilson Philippa Frecklington Michael Mason ○ <u>Council assessment staff</u>: Louise Gibson ● Final briefing to discuss council's recommendation: 14 July 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Chris Wilson, Michael Mason ○ <u>Council assessment staff</u>: Louise Gibson ○ <u>Applicant representatives</u>: James Abraham, Bob Chambers, James Abraham, John Bechara
9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Attached to the council assessment report