

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	1 October 2020
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Vivienne Albin, Mike Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Meeting held via Microsoft Teams on 1 October 2020, opened at 1.30pm and closed at 2.15pm.

MATTER DETERMINED

PPSSEC-33 – Strathfield – DA2020/008 at 21 Parramatta Road, Homebush (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned after the meeting to deliberate on the matter and formulate a resolution.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel is satisfied the proposed built form outcome is generally consistent with the statutory planning framework for the site and the development application, subject to appropriate conditions, warrants approval.

CONDITIONS

The development application is approved subject to the conditions in the Council's assessment report with the addition of conditions to give effect to the following:






- Insert a new Condition requiring a Section 88B instrument be created at the Applicant's expense and approved by Council that locks in the additional 19 serviced apartment car spaces and all other shared facilities in the building and provides for all communal open space areas on the total site to be available to all residents of the three buildings.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The Panel notes that issues of concern included:

- Traffic
- Solar access and privacy
- Car park management
- Demand for existing services and public facilities

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report. The Panel notes that in addressing these issues, appropriate conditions have been imposed.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Roberta Ryan	 Vivienne Albin
 Mike Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-33 – Strathfield – DA2020/08
2	PROPOSED DEVELOPMENT	Construction of a 25-storey mixed use development over an existing 4-level basement car park (approved under DA 2014/35) comprised of 2 ground floor retail tenancies, 7 floors of serviced apartments (77 apartments), and 17 floors of residential apartments (125 apartments) above.
3	STREET ADDRESS	21 Parramatta Road, Homebush
4	APPLICANT/OWNER	Applicant: Hyside Projects Subtwo Pty Ltd Owner: 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"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development) Apartment Design Guide (ADG) Strathfield Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Strathfield Consolidated Development Control Plan 2005 DCP 20 – Parramatta Road Corridor Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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: 17 September 2020 Written submissions during public exhibition: 3 Verbal submissions at the meeting: <ul style="list-style-type: none"> Council assessment officer – Philippa Frecklington (external consultant), Stephen Clements On behalf of the applicant – Bob Chambers, Zekerija Krcic
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 11 August 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Vivienne Albin, Mike Ryan <u>Council assessment staff</u>: Philippa Frecklington (external consultant) Site inspection: Due to Coronavirus precautions, the Panel visited the site independently, prior to 1 October 2020

		<ul style="list-style-type: none"> Final briefing to discuss council's recommendation, 1 October 2020, 1.30pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Vivienne Albin, Mike Ryan <u>Council assessment staff</u>: Philippa Frecklington (external consultant), Stephen Clements
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report