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Environmental & Planning Services Department

Our Reference: 2012/413
Contact: Ms J Callaghan
Phone: 9840 9819

3 July 2013

Sydney West Joint Regional Planning Panel

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Dear Sir/Madam

DEVELOPMENT APPLICATION: 2012/413/1

SITE: 4 - 14 WELSFORD STREET, MERRYLANDS

PROPOSAL: DEMOLITION OF EXISTING STRUCTURES; CONSOLIDATION OF LAND INTO 1 LOT; CONSTRUCTION OF 19 DWELLINGS, BEING 2 X 1 BEDROOM, 13 X 2 BEDROOM, 3 X 3 BEDROOM AND 1 X 4 BEDROOM, WITH 12 PARKING SPACES AND REMOVAL OF TREES UNDER THE AFFORDABLE RENTAL HOUSING (ARH) SEPP 2009

I refer to the abovementioned Crown Development Application (DA) 2012/413 which is being considered by the Sydney West Joint Regional Planning Panel (JRPP) at 11am on Thursday 4 July 2013. JRPP Reference: 2013SYW052.

Council has reviewed the agenda and business paper on the JRPP website and raises concern in relation to comments made in the Crown DA Summary Report, in particular point 4 *VIEWS OF THE APPLICANT* on page 4 and *Attachment 6 - Land & Housing Corporation submission to JRPP*.

The letter from L&HC criticises Council's timeframe for assessment and states an incorrect date of 25 January 2013 as when the L&HC submitted all the required documentation.

Council did not receive all required documentation until 12 February 2013 which is 20 days later than the L&HC claim and Council could not continue the assessment until this date.

Furthermore, in regards to the timeframe for assessment the DA was lodged 253 days ago which comprises the following:

- 97 days the DA was deferred (38.5% total time to date) awaiting a response from the applicant
- 100 days the DA was being assessed including the 21 day lead time for reporting to a Council meeting (39.5% total time to date)
- 56 days since the DA was referred to the JRPP (22% total time to date)

If you exclude the 56 days that the DA has been with the JRPP, the actual time from lodgement to the Council meeting was 197 days. Council was processing the DA for 100 of the 197 days (51% of the time) including 21 days lead time for reporting to a Council meeting. The DA was deferred for 97 days (49% of the time). Accordingly, Council has not failed to determine the DA in a timely way as suggested by the L&HC.

a place for everyone



Council requests that this letter be published on the JRPP website and copies forwarded to the panel members as soon as possible.

If you have any further enquiries please contact Jodi Callaghan of Council's Environmental and Planning Services Department on 9840 9819, Monday to Friday.

Yours faithfully,

Merv Ismay
GENERAL MANAGER

Per: 
MANAGER, DEVELOPMENT