

SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT HOLROYD CITY COUNCIL ON 4 JULY 2013 AT 11:00AM

PANEL PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member
John Perry	Panel Member
Allan Ezzy	Panel Member

COUNCIL STAFF IN ATTENDANCE:

Jodi Callaghan	Holroyd City Council
Aleks Malinkovic	Holroyd City Council
Andrew Robinson	Andrew Robinson Planning Services

1. The meeting commenced at 11:00am

2. **Declarations of Interest**

Nil

3. **Business Item**

2013SYW052 – Holroyd - 2012/413/1 - Demolition of existing structures, consolidation, construction of 19 dwellings & 12 parking spaces under the Affordable Rental Housing SEPP 2009, 4-14 Welsford Street, Merrylands

4. **Public Submissions –**

Addressing the Panel against the item

- Honourable Tony Issa MP (state member for Granville)
- Kirsty Mendis (resident)
- Lorraine Dagher (resident)

Addressing the Panel in favour of the item

- Daniel Ouma-Machio (Acting Director) Technical Services, Land and Housing Corporation Housing and Property Group

5. **Panel's Decision**

2013SYW052 – Holroyd - 2012/413/1 - Demolition of existing structures, consolidation, construction of 19 dwellings & 12 parking spaces under the Affordable Rental Housing SEPP 2009, 4-14 Welsford Street, Merrylands

The Panel unanimously determined as follows:

1. The Panel accepts the legal advice provided and considers it is unable to consent to the proposed development by virtue of the provisions of clause 54(1) of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) as the proposed development cannot be commenced prior to 20 May 2013.

The Panel recognises it is unable to refuse the application by virtue of the provisions of section 89(1) of the Environmental Planning and Assessment Act 1979 (EP&A ACT) as the Panel has no legal power to refuse a crown application such as this without the consent of the Minister.

2. In those circumstances, the Panel determines to refer the application to the Minister for Planning and Infrastructure with the advice that it considers the development adequately satisfies:
 - The locational, density, site treatment, design and other general requirements of the ARH SEPP,
 - The relevant design requirements of the Seniors Living Policy: Urban Design Guidelines for Infill Development,
 - The objectives of zone 2(a) Residential under Holroyd Local Environmental Plan (LEP) 1991, [the LEP in force at the time the application was lodged,] and
 - The provisions of the Holroyd Development Control Plan 2007.
3. The Panel further considers the development would:
 - Have a positive impact on the character of the built environment and be consistent with the future character of the locality as it undergoes renewal with older dwellings being replaced with new development,
 - Serve the public interest by increasing the supply of affordable housing in the local government area and Western Sydney, and
 - Have minimal impact on the amenity of the surrounding residential area.

For these reasons and the reasons contained in the assessment report of 7 May 2013 the Panel considers that when judged on merit the proposal warrants approval subject to the conditions contained in the 'Officers Draft Conditions of Consent' that have been provided to the Land and Housing Corporation.

Note: After the decision had been made, Mr Tony Issa MP addressed the Panel to voice his political views in reference to the Panel's resolution on behalf of his constituents.

The meeting concluded at 11:45am

Endorsed by:



Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
Date: 9 July 2013