

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Holroyd Council** on **Thursday 4 December 2014** at **1.30 pm**

Panel Members: Mary-Lynne Taylor (Chair), Paul Mitchell, Bruce McDonald, John Perry and Allan Ezzy

Apologies: Nil

Declarations of Interest: Nil

Determination and Statement of Reasons	
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2013SYW113 – Holroyd, DA/2013/493 Demolition of existing structures, removal of trees, construction of a mixed residential/commercial development comprising 1 x 8 storey mixed use building and 2 x 7 storey residential flat buildings above 3 levels of basement car parking, accommodating 154 residential units, 3 commercial tenancies with a total gross leaseable floor area of 530.2sqm and 216 parking spaces and use of the commercial tenancies for the purpose of 'business premises' at 1-9 Florence Street & 19-23 Quinn Street, South Wentworthville.

Date of determination: 4 December 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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

Variation to LEP Development Standard

Having considered the applicant's request to vary the development standard contained in Clause 4.3 Height of Buildings of the Holroyd LEP 2013, the Panel considers compliance with the standard is unnecessary in the circumstances of this proposal as the variation sought is minor and there are sufficient environmental planning grounds to justify the requested variation and as the proposed development is consistent with the objectives of the standard and the objectives of the B6 Enterprise Corridor Zone.




Reasons for the panel decision:

1. The proposed development will add to the supply and choice of housing within the West Central Metropolitan Subregion and the Municipality of Holroyd in a location near to local and regional transport services, including the Great Western Highway and Tway bus services and to the services and facilities and rail transport offered by Wentworth Centre.
2. The scale, architectural treatment and landscape treatment adopted for the proposal are consistent with the planned future of the locality in which it is placed as an urban renewal area near to the Great Western Highway.
3. The proposed development provides satisfactory compliance with relevant planning provisions including SEPP 65, Holroyd LEP 2013 and Holroyd DCP 2013.




In consideration of the above conclusions, the panel considers the proposal to be in the public interest.

Decision: Consent to the development application is granted subject to conditions specified in the Council Town Planning Report with amendments to deferred commencement condition No. 1, by adding a 6th dot point which reads *"Consideration be given to both one-way and two-way options"*.




Panel members:

 Mary-Lynne Taylor (Chair)	 Paul Mitchell	 Bruce McDonald
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 <p>John Perry</p>	 <p>Allan Ezzy</p>	
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 <p>John Perry</p>	 <p>Allan Ezzy</p>	
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SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2013SYW113, LGA – Holroyd Council, DA/2013/493
2	Proposed development: Demolition of existing structures, removal of trees, construction of a mixed residential/commercial development comprising 1 x 8 storey mixed use building and 2 x 7 storey residential flat buildings above 3 levels of basement car parking, accommodating 154 residential units, 3 commercial tenancies with a total gross leaseable floor area of 530.2sqm and 216 parking spaces and use of the commercial tenancies for the purpose of 'business premises'.
3	Street address: 1-9 Florence Street & 19-23 Quinn Street, South Wentworthville.
4	Applicant/Owner: Mackenzie Architects International.
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Parramatta Local Environmental Plan 2011 (Amended) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions, site locality plan, architectural plans, statement of environmental effects, design verification statement, traffic reports and written submissions. Submissions received during exhibition: two Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Josh Hollis, traffic consultant from Colston Budd Hunt & Kafes on behalf of Aldi. • Brett Daintry, planner on behalf of the applicant.
8	Meetings and site inspections by the panel: 8 May 2014 – Briefing and Final Briefing meeting on 4 December 2014.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report