

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Fairfield City Council** on **Thursday 23 October 2014 at 11.30 am**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Mick Raby and Cr George Barcha

**Apology:** Nil **Declarations of Interest:** Nil

## Determination and Statement of Reasons

2014SYW065 – DA 283.1/2014 – Fairfield, Removal of trees and the construction of a Seniors Living Housing Development comprising 27 units (16 x 2 bedroom and 11 x 1 bedroom) including car parking for eight (8) vehicles, associated landscaping and site consolidation into one (1) lot, at Lot 80 DP 36377, Lot 79 DP 36377, Lot 78 DP 36377, Lot 77 DP 36377, Lot 76 DP 36377, Lot 75 DP 36377, No. 2 Nyora Avenue, Smithfield.

**Date of determination:** 23 October 2014

### Decision:

The panel determined to approve the development application as described in Schedule A 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.

### Reasons for the panel decision:

1. The proposed development will increase the supply of affordable housing for seniors and people with a disability within the City of Fairfield in a location near to local transport services and to the services and facilities required by those persons.
2. The scale, architectural treatment and landscape treatment, adopted for the proposal will satisfactorily integrate with the existing residential context in which it is located.
3. The requirements of the relevant planning controls including those relating to onsite parking provision have been met.
4. The proposed development will have no significant adverse impacts on the natural or built environments.
5. In consideration of conclusions 1-4 above the Panel considers the proposal is an appropriate use of the site and is in the public interest.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report and as modified at the meeting.

### Panel members:

		
<b>Mary-Lynne Taylor (Chair)</b>	<b>Paul Mitchell</b>	<b>Bruce McDonald</b>
		
<b>Cr George Barcha</b>	<b>Mick Raby</b>	

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW065, LGA – Fairfield City Council, DA 283.1/2014</b>
2	<b>Proposed development:</b> Removal of trees and the construction of a Seniors Living Housing Development comprising 27 units (16 x 2 bedroom and 11 x 1 bedroom) including car parking for eight (8) vehicles, associated landscaping and site consolidation into one (1) lot.
3	<b>Street address:</b> Lot 80 DP 36377, Lot 79 DP 36377, Lot 78 DP 36377, Lot 77 DP 36377, Lot 76 DP 36377, Lot 75 DP 36377, No. 2 Nyora Avenue, Smithfield.
4	<b>Applicant/Owner:</b> NSW Land & Housing Corporation
5	<b>Type of Regional development:</b> Clause 8 Private Infrastructure and community facilities over \$5 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>◦ Fairfield Local Environmental Plan 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Fairfield City Wide Development Control Plan 2006</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report, site and architectural plans, statement of environmental effects, draft conditions of consent, NSW Land & Housing Corporation response to draft conditions . Written submissions - three Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• David Carey on behalf of Land &amp; Housing Corporation</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 6 June 2014 - briefing meeting, 23 October 2014 - site inspection and final briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report