

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 3.00pm on Wednesday 18 March 2015 at Holroyd Council

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW071–Holroyd – DA2014/186 – [2-8 Wayman Place, Merrylands] as described in Schedule 1.

Date of determination: 18 March 2015

Decision:

The panel determined to defer a decision on the development application as described in Schedule A.

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:

The Panel is minded unanimously to approve this application subject to Schedule B conditions attached to the council assessment report, but the Panel accepts that the deferred commencement conditions in Schedule A may not need to be applied as deferred provisions at this stage and may be capable of being operational conditions in the general consent after some further discussion and preparation of final plans by the applicant to the satisfaction of the council's Manager of Traffic.

Accordingly the panel will defer the final consent in this matter until it receives from Council the final traffic conditions, following Council's assessment of the further information to be supplied by the applicant at which time the final decision and reasons will be placed on the website following an electronic determination.

The Panel also agrees that condition 142 be amended by the deletion of requirement for fixed clothes drying lines on balconies. The Panel also will approve the application with consent to be available for 5 years in accordance with the terms of the Environmental Planning and Assessment Act 1979.

The reasons for the Panel considering an approval at this stage are as follows:

1. The proposed development will increase the supply and choice of housing including specifically allocated affordable housing until the West Central Metropolitan Subregion and the Holroyd local government area, in a location taking advantage of the services, amenities and transport facilities offered by Merrylands Town Centre.
2. The proposed development provides adequate compliance with the relevant State Environmental Planning Policies including:
 - State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP)
 - State Environmental Planning Policy SEPP 65 - Design Quality of Residential Flat Buildings and associated Residential Flat Design Code
 - State Environmental Planning Policy - SEPP (Infrastructure)
3. The proposed development adequately satisfies the objectives and provisions of the Holroyd Local Environmental Plan 2013 and Holroyd Development Control Plan 2013.
4. The proposed development of the subject site is consistent with the longstanding designated future use of the land for higher density residential development and will contribute to the urban development and renewal of Merrylands and will be consistent in character with the form of urban development planned for this locality.
5. The proposed development subject to the conditions imposed will not generate any unacceptable impacts on the built or natural environments including the amenity of nearby residential premises.

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the subject land and approval is in the public interest.

Conditions: As attached to council assessment report.

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Stuart McDonald
		
Cr John Perry	Cr Allan Ezzy AM APM	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference: 2014SYW071 LGA: Holroyd Council Reference: DA2014/186
2	Proposed development: Demolition of existing structures; consolidation of 4 lots into 1, construction of an 8 storey residential flat building accommodating 70 residential units over two levels of basement parking accommodating 78 car parking spaces under Affordable Rental Housing SEPP 2009; The proposal has a capital investment value of more than \$5M and the consent authority is the Joint Regional Planning Panel,
3	Street Address: 2-8 Wayman Place, Merrylands
4	Applicant/Owner: Coplex Wayman Pty Ltd
5	Type of Regional development: Capital investment value > \$5M
6	Relevant mandatory considerations • State Environmental Planning Policy No. 65 – Residential Flat Development (SEPP 65) • Residential Flat Design Code (RFDC) • State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) • Draft SEPP 65 • Holroyd Local Environmental Plan 2013 (HLEP 2013) • Holroyd Development Control Plan 2013 (DCP 2013) • 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 dated: 5 March 2015 Written submissions during public exhibition: 103 Submissions (Original Notification Period) 90 (Re-notification Period) and 1 late submission. Verbal submissions at the panel meeting: Ms Gillian Kirkby, Dr John Brodie and Adam Byrnes.
8	Meetings and site inspections by the panel: 18 March 2015 - 1 Site Inspection, 1 Final Briefing Meeting and 1 Panel Meeting
9	Council recommendation: Approval
10	Draft conditions: As attached to council assessment report