

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Holroyd Council** on **Wednesday 22 July 2015 at 4.30 pm**

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW137 – Holroyd, 2014/398, Demolition of existing structures, Consolidation of 3 lots into 1 lot; construction of a part 4 and part 5 storey residential flat building over basement car parking accommodating 41 residential units and 36 car parking spaces with associated strata subdivision into 41 lots under Affordable Rental Housing SEPP 2009, 70 – 74 O'Neill Street, Guildford.

Date of determination: 22 July 2015

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.





Reasons for the panel decision:

1. The proposed development will add to the supply and choice of affordable housing within the Central West Metropolitan Subregion and the Holroyd local government area in a location near to services and facilities requiring the employment of key workers. The site has ready access to the metropolitan transport services and the amenity and services offered by Holroyd Town Centre.
2. The Panel has considered the applicant's request to vary the development standard contained in Clause 4.3 – height of buildings, Holroyd LEP 2013 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the building height will not result in a building that is inconsistent with the scale of buildings planned for this locality and the development remains consistent with the underlying intent of the standard and the objectives of the R4 zone.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing) 2009, SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
4. The proposal adequately satisfies the provisions and objectives of Holroyd LEP 2013 and Holroyd DCP 2013.
5. The scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the character of anticipated residential development in the locality.
6. The proposed development will have no significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings, or the performance of the local road network.
7. In consideration of the above conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Condition: Consent to the development application is granted subject to conditions specified in the Council Town Planning Report with deletion to Condition 8, 9, 10 and 29 with an additional condition relating to the number of waste bins shall be added.

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Panel members:

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SCHEDULE 1

1	JRPP Reference – 2014SYW137, LGA – Holroyd Council, DA/2014/398/1
2	Proposed development: Demolition of existing structures, Consolidation of 3 lots into 1 lot; construction of a part 4 and part 5 storey residential flat building over basement car parking accommodating 41 residential units and 36 car parking spaces with associated strata subdivision into 41 lots under Affordable Rental Housing SEPP 2009.
3	Street address: 70 – 74 O'Neill Street, Guildford.
4	Applicant/Owner: Richard PRA.
5	Type of Regional development: The proposal has a capital investment value of more than \$5m
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ 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 ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 ○ Holroyd Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Holroyd Development Control Plan 2013 • 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, preliminary site investigation report, arborist report and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Paul Micet • Vicky Micet • Ronald Azzopardi, Trevor McNally, Christopher Hunt - on behalf of the applicant.
8	Meetings and site inspections by the panel: 22 July 2015 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report