

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL





Meeting held at <b>Holroyd Council</b> on <b>Wednesday 23 September 2015 at 4.00 pm</b>
Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald and Cr Allan Ezzy
<b>Apologies:</b> Cr John Perry
<b>Declarations of Interest:</b> None
<b>Determination and Statement of Reasons</b>
<b>2014SYW148 – Holroyd, 2014/427/1</b> , Consolidation of 4 lots into 1 lot, construction of a part 6, part 7 storey mixed used development incorporating a residential flat building, business premises and community facility over 1 level of basement car parking accommodating 67 residential units, 219m <sup>2</sup> of business premises, 100m <sup>2</sup> of community facility and 48 car parking spaces under the Affordable Rental Housing SEPP 2009, 148-150 Great Western Highway, Westmead.
<b>Date of determination:</b> 23 September 2015
<b>Decision:</b> The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>Panel consideration:</b> The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.
<b>Reasons for the panel decision:</b> <ol style="list-style-type: none"> <li>1. The proposed development will add to the supply and choice of housing, including affordable housing within the Central West Metropolitan Subregion and the Holroyd local government area in a location requiring substantial key worker employment and which has ready access to transport services provided by Mays Hill Transitway. Further the development will contribute to the urban renewal of the Mays Hill element of the Great Western Highway Enterprise Corridor.</li> <li>2. 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.</li> <li>3. The proposal adequately satisfies the provisions and objectives of Holroyd LEP 2013 and Holroyd DCP 2013.</li> <li>4. The architectural treatment, site development treatment and the landscape treatment adopted for the proposal are consistent with and will effectively integrate the proposed development into the character and scale of development planned for the enterprise corridor in which the site is placed. In this regard the Panel considers the increased floor space ratio bonus resulting from the inclusion of affordable housing has been effectively integrated into the building design.</li> <li>5. The proposed development, subject to the conditions imposed will have no significant adverse impacts on the natural or built environments including the amenity of adjoining or nearby residential premises, or the operation of local road network.</li> <li>6. In consideration of the above conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.</li> </ol>

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**Condition:** In determining this proposal the Panel considers that the deferred commencement approval arrangement is not required in this case as the deferred commencement conditions proposed can be practically managed as operational conditions of consent.

Further the Panel determined that this consent is given for a period of five years not a period of three years as recommended in the Council assessment report.

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Stuart McDonald</b>	 <b>Bruce McDonald</b>
 <b>Allan Ezzy</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW148, LGA – Holroyd Council, DA/2014/427/1</b>
2	<b>Proposed development:</b> Consolidation of 4 lots into 1 lot, construction of a part 6, part 7 storey mixed used development incorporating a residential flat building, business premises and community facility over 1 level of basement car parking accommodating 67 residential units, 219m <sup>2</sup> of business premises, 100m <sup>2</sup> of community facility and 48 car parking spaces under the Affordable Rental Housing SEPP 2009.
3	<b>Street address:</b> 148-150 Great Western Highway, Westmead.
4	<b>Applicant/Owner:</b> Applicant: St George Community Housing Limited. Owner: SGCH Portfolio Limited
5	<b>Type of Regional development:</b> The proposal has a capital investment value of more than \$5m
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 (Building Sustainability Index: BASIX) 2004</li> <li>◦ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>◦ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development</li> <li>◦ State Environmental Planning Policy (Infrastructure) 2007</li> <li>◦ State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>◦ Holroyd 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>◦ Holroyd Development Control Plan 2013</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment 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 with recommended conditions, site locality plan, architectural plans, statement of environmental effects, design verification statement, traffic report, acoustic report, valuations, offers and concept plans for adjoining property and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Kim Riley on behalf of group of the residents from 18,16,12 &amp; 10 Broxbourne Street Westmead</li> <li>• Mr Tony Habib</li> <li>• Project Manager on behalf of St George Community Housing</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 23 September 2015 – Site Inspection and Final Briefing Meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report