

## JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	2015SYW011
DA Number	DA-2014/555
Local Government Area	Holroyd
Proposed Development	Demolition of existing structures; consolidation of 9 lots into 1 lot; construction of 3 residential flat buildings ranging in height between 5 and 7 storeys comprising 197 units over 1 level of basement carparking accommodating 257 carparking spaces.
Street Address	Nos. 31, 33 & 37B Garfield Street, Wentworthville
Applicant/Owner	Universal Property Group Pty Ltd
Number of Submissions	Eight (8) – initial notification  Two (2) – re-notification
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment Value (CIV) exceeds \$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX)</li> <li>• State Environmental Planning Policy 65 Design Quality of Residential Flat Development (SEPP 65)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure)</li> <li>• Holroyd Local Environmental Plan 2013 (HLEP 2013)</li> <li>• Holroyd Development Control Plan 2013 (HDGP 2013)</li> <li>• Section 92 of the EP&amp;A Regulation</li> </ul>
List all documents submitted with this	<ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Architectural Plans</li> </ul>

report for the panel's consideration	<ul style="list-style-type: none"> <li>• Amended Statement of Environmental Effects (incl. Clause 4.6 Variation)</li> <li>• Design Verification Statement / SEPP 65 Design Quality Report</li> <li>• Copies of Submissions received</li> <li>• Draft Conditions of Consent</li> </ul>
Recommendation	Approval
Report by	Andrew Robinson, Consultant Planner – Andrew Robinson Planning Services Pty Ltd
Report date	October 2015