

**JOINT REGIONAL PLANNING PANEL
(Sydney West)**

JRPP No	2015SYW024
DA Number	DA 2014/616
Local Government Area	Holroyd
Proposed Development	Construction of a multi dwelling housing development comprising 57 x 3 storey dwellings, basement and grade level parking for 143 cars and associated subdivision into 2 Torrens title lots.
Street Address	Lot 4012, Driftway Drive, Pemulwuy
Applicant/Owner	Baini Design
Number of Submissions	Re-notification – 6 individual letters and a petition with 8 signatories
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment Value (CIV) of application as initially submitted exceeded \$20 million. CIV of amended application < \$20m
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX) • Holroyd Local Environmental Plan 2013 (HLEP 2013) • Holroyd Development Control Plan 2013 (HDCP 2013) • Section 92 of the EP&A Regulation
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Site Plan • Architectural & landscape Plans • Statement of Environmental Effects • Traffic report • Copies of Submissions received • Draft Conditions of Consent
Recommendation	Approval

Report by	Mark Stephenson, Senior Development Planner Holroyd City Council
Report date	16 March 2016