

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

<b>JRPP No</b>	<b>JRPP Reference Number: 2015SYW039</b>
<b>DA Number</b>	<b>DA/81/2015</b>
<b>Local Government Area</b>	<b>Parramatta City Council</b>
<b>Proposed Development</b>	<b>Demolition and construction of a part three storey/part four storey residential flat building containing 38 units over a basement car park. The application is made under State Environmental Planning Policy (Affordable Rental Housing) 2009, with all units proposed as affordable rental housing.</b>
<b>Street Address</b>	<b>Lot 17 DP 35120, Lot 16 DP 35120, Lot 15 DP 35120, 16 – 18 Collett Parade and 202 James Ruse Drive, PARRAMATTA NSW 2150</b>
<b>Applicant</b>	<b>Bridge Housing</b>
<b>Owner</b>	<b>NSW Land &amp; Housing Corporation</b>
<b>Number of Submissions</b>	<b>Submissions from 2 properties and a petition</b>
<b>Regional Development Criteria (Schedule 4A of the Act)</b>	<b>The development is for affordable housing and has a value of over \$5 million (Private infrastructure and community facilities over \$5 million)</b>
<b>List of All Relevant s79C(1)(a) Matters</b>	<b>State Environmental Planning Policy No 55 – Remediation of Land, State Environmental Planning Policy No 65 (Design Quality of Residential Flat Buildings), State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (Affordable Rental Housing) 2009, Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Parramatta Local Environmental Plan 2011, Parramatta Development Control Plan 2011</b>
<b>Recommendation</b>	<b>Approval with Conditions</b>