




# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at <b>Holroyd Council</b> on <b>Wednesday 29 July 2015 at 11.00 am</b>		
Panel Members: Mary-Lynne Taylor (Chair), Lindsay Fletcher, Bruce McDonald and Allan Ezzy		
<b>Apologies:</b> John Perry		
<b>Declarations of Interest:</b> None		
<b>Determination and Statement of Reasons</b>		
<b>2015SYW054 – Holroyd, 2015/63/1</b> , Construction of a part 4 and part 10 storey residential flat building comprising 123 units over basement parking accommodating 140 car parking spaces, 1-11 Neil Street, Holroyd.		
<b>Date of determination:</b> 29 July 2015		
<b>Decision:</b> The Panel determined to refuse 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 material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.		
<b>Reasons for the panel decision:</b> While the Panel notes the proposed development would add to the supply and choice of housing within the Central West Metropolitan Subregion and the Holroyd local government area in a location with ready access to regional transport services and the amenity and services offered by nearby facilities and is consistent with the zoning of the land under Holroyd LEP 2013, the Panel agrees with Council's assessment and reasons for refusal and in particular the Panel does not support the request for variation of the development standard.  Change reason 1 xii - Dot point 4 – the proposal fails to maximise daylight access to the living rooms and private open space of the development.  Change reason 4i - by adding the Panel does not support the request for variation of this development standard.  Change reason 7 – by deleting and adding new reason: The Panel considered that objections received in response to public notification generally raise valid concerns.		
<b>Panel members:</b>		
 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Lindsay Fletcher</b>	 <b>Bruce McDonald</b>
<b>Allan Ezzy</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – 2015SYW054, LGA – Holroyd Council, DA/2015/63/1</b>
2	<b>Proposed development:</b> Construction of a part 4 and part 10 storey residential flat building comprising 123 units over basement parking accommodating 140 car parking spaces.
3	<b>Street address:</b> 1-11 Neil Street, Holroyd.
4	<b>Applicant/Owner: (Applicant)</b> Landmark Group, <b>(Owner)</b> Lot 11 Neil Street Pty Ltd.
5	<b>Type of Regional development:</b> The proposal has a capital investment value of more than \$20million.
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 65 – Design Quality of Residential Flat Development</li> <li>○ Residential Flat Design Code (RFDC)</li> <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 (Infrastructure) 2007</li> <li>○ Amended SEPP 65</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 draft refusal notice, site locality plan, architectural plans, statement of environmental effects, design verification statement, traffic report, acoustic report, Holroyd City Council Urban Design Review and written submissions. Verbal submissions at the panel meeting: None
8	<b>Meetings and site inspections by the panel:</b> 29 July 2015 – Site Inspection and Final Briefing Meeting.
9	<b>Council recommendation:</b> Refusal
10	<b>Reasons:</b> Attached to council assessment report