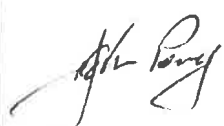


SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Holroyd Council on Thursday 17 December 2015 at 6.00 pm		
Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald, John Perry and Allan Ezzy		
Apologies: None		
Declarations of Interest: None		
Determination and Statement of Reasons		
2015SYW060 – Holroyd City Council, DA2015/21 , Demolition of existing structures, consolidation of 4 lots into 1 lot; construction of a part 3, part 5 and part 8 storey mixed use development comprising 89 dwellings and 3 commercial tenancies over 2 levels of basement parking accommodating 116 car parking spaces, 158-162 Great Western Highway and 8 Hannah Street, Westmead.		
Date of determination: 17 December 2015		
Decision: The Panel unanimously determined to defer determining the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> , for the Panel to have further briefing from the Council, the Engineers of the Council and the Applicant's Engineer to attend. The minutes of that meeting will be published on JRPP website.		
Panel consideration: 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.		
Panel members:		
 Mary-Lynne Taylor (Chair)	 Stuart McDonald	 Bruce McDonald
 John Perry	 Allan Ezzy	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1	
1	JRPP Reference – 2015SYW060, LGA – Holroyd City Council, DA/2015/21
2	Proposed development: Demolition of existing structures, consolidation of 4 lots into 1 lot; construction of a part 3, part 5 and part 8 storey mixed use development comprising 89 dwellings and 3 commercial tenancies over 2 levels of basement parking accommodating 116 car parking spaces.
3	Street address: 158-162 Great Western Highway and 8 Hannah Street, Westmead.
4	Applicant/Owner: Westmead Building Pty Ltd.
5	Type of Regional development: The proposal has a capital investment value of more than \$20m
6	Relevant mandatory considerations • Environmental planning instruments: ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Holroyd Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: ○ Holroyd Development Control Plan 2013 • Planning agreements: Nil • Regulations: ○ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions, site locality plan, architectural plans, statement of environmental effects including Clause 4.6 statements, design verification statement, traffic report, acoustic report, contamination report and written submissions. Verbal submissions at the panel meeting: • Paul McNamara • Kim Riley • Ray Moulder
8	Meetings and site inspections by the panel: 17 December 2015 – Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report