

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Holroyd Council** on **Wednesday 16 March 2016 at 4.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Stuart McDonald, John Perry and Allan Ezzy

Apologies: Mary-Lynne Taylor

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW060 – Holroyd City Council, DA2015/2/1, 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: 16 March 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 the matters presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development will add to the supply and choice of affordable housing within the Central West Metropolitan Subregion and the Holroyd local government area in a location with ready access services and amenities available in Parramatta CBD via the transport facilities, including TWAY services, available on the Great Western Highway. The proposal will also expand the commercial capacity of Westmead within a designated enterprise zone.
2. The Panel has considered the applicant's request to vary the development standard contained in Clause 4.3 – Height of Buildings, Clause 4.4 (Floor Space Ratio) Holroyd LEP 2013 and considers that compliance with the standards is unreasonable and unnecessary in the circumstances of this case as the additional height and floor space ratio will not result in buildings that are inconsistent with the scale of buildings planned for this locality, will have negligible impacts and the development remains consistent with the objectives of the standards and the applicable B6 enterprise corridor & R2 low density Residential zones applying to the site.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 - Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
4. The proposal adequately satisfies the provisions and objectives of Holroyd LEP 2013 and Holroyd DCP 2013.
5. The proposed development is consistent in scale and form with the pattern of development planned for the locality within the Great Western Highway Enterprise Precinct in which the subject site is located.
6. The proposed development will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises and, or the performance of the local road network.
7. In consideration of the above conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Condition: Consent to the development application is granted subject to revised conditions specified in the Council Town Planning Report with the following change:

Condition 1 is modified to read as this consent shall lapse if the above development is not physically commenced by 16 March 2021.

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SCHEDULE 1

1	JRPP Reference – 2015SYW060, LGA – Holroyd City Council, DA/2015/2/1
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. 17 December 2015, 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 have been published on JRPP website. 17 February 2016, the Panel was briefed by Roy El Kazzi, Council's Traffic Engineer and Robert Varga, Applicant's Traffic Engineer. The Traffic experts provided a commentary on the carriage capacity of Hannah Street and answered questions raised by the Panel. Following the briefing, the Panel declared their satisfaction on the carriage capacity of Hannah Street to support additional traffic movement from the proposed development. Addendum report with revised recommended conditions and site audit statement. Verbal submissions at the panel meeting: • Kim Riley
8	Meetings and site inspections by the panel: 17 December 2015 – Site Inspection and Final Briefing Meeting. 16 March 2016 – Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report