

JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	JRPP No. 2015SYW067 DA
DA Number	2015/52/1
Local Government Area	Holroyd City Council
Proposed Development	Demolition of existing building and structures on site, consolidation of 7 lots into 1 lot, construction of a 6 to 7 storey residential flat building comprising 109 units (18 x 1, 77 x 2 & 14 x 3 bedroom units) over 2 levels of basement car parking accommodating 132 car parking spaces.
Street Address	172 – 184 Great Western Highway, Westmead.
Applicant/Owner	West 88 Pty Ltd (Director – Sam Fayad) / Ursula Schinnagel (172 GWH), Mr J & Mrs L Perdis (174 GWH), Messers JA & DM Schofield (176 GWH), Mr B & Mr G Sunarto (180 GWH), Dr LF Hung (182 GWH), Mrs T Attard (184 GWH)
Number of Submissions	Two (2) submissions received
Regional Development Criteria (Schedule 4A of the Act)	The proposal has a capital investment value of more than \$20M and the consent authority is the Joint Regional Planning Panel.
List of All Relevant s79C(1)(a) Matters	• Environmental Planning and Assessment Act 1979 (EP&A Act) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Buildings) 2004 (SEPP 65) • State Environmental Planning Policy (Infrastructure) 2007 • Holroyd Local Environmental Plan 2013 (HLEP 2013) • Holroyd Development Control Plan 2013 (DCP 2013)
List all documents submitted with this report for the panel's consideration	AT-A Site Locality Plan AT-B Architectural Plans AT-C Statement of Environmental Effects AT-D Design Verification Statement AT-E Traffic Report AT-F Submissions AT-G Draft Conditions of Consent
Recommendation	It is recommended that the application proposing demolition of existing building and structures on site, consolidation of 7 lots into 1 lot, construction of a 6 to 7 storey residential flat building comprising 109 units (18 x 1, 77 x 2 & 14 x 3 bedroom units) over 2 levels of basement car parking accommodating 132 car parking spaces be approved subject to conditions as outlined in Attachment “G” of this report.

Report by	Paul Anzellotti, Senior Development Planner Holroyd City Council
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Assessment Report and Recommendation Cover Sheet
