

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Holroyd Council** on **Thursday 21 January 2016 at 5.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald, John Perry and Allan Ezzy

**Apologies:** None

**Declarations of Interest:** Stuart McDonald declared a non-significant non pecuniary interest in relation to this particular matter because his firm has undertaken professional work with Dyldam who are apparently associated with the applicant company West 88 Pty Ltd. Mr McDonald has had no involvement with either Dyldam or West 88 in relation to this matter and as a result Mr McDonald is of the opinion that he will consider the development application in an impartial and objective manner.

### Determination and Statement of Reasons

**2015SYW067 – Holroyd City Council, DA2015/52/1,** 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, 172-184 Great Western Highway, Westmead.

**Date of determination:** 21 January 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, the material listed at item 7 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 housing within the West Central Metropolitan Subregion and the Holroyd local government area in a location with ready access to the services and amenities available in Parramatta CBD via the transport facilities, including TWAY services, available on the Great Western Highway.
2. The proposal is consistent with and will contribute to the planned rejuvenation of the section of the Great Western Highway in which the site is located.
3. The Panel has considered the applicant's request to vary the development standard contained in Clause 4.3 – Height of Buildings of Holroyd LEP 2013 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the additional height will not result in a building that is 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 R4 High Density Residential Zone.
4. 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.
5. The proposal adequately satisfies the provisions and objectives of Holroyd LEP 2013 and Holroyd DCP 2013.
6. The proposed development will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises 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.

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**Condition:** Consent to the development application is granted subject to conditions specified in the Council Town Planning Report.

**Panel members:**

|                                                                                                                       |                                                                                                             |                                                                                                              |
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| <br><b>Mary-Lynne Taylor (Chair)</b> | <br><b>Stuart McDonald</b> | <br><b>Bruce McDonald</b> |
| <br><b>John Perry</b>                 | <br><b>Allan Ezzy</b>     |                                                                                                              |

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### SCHEDULE 1

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| 1  | <b>JRPP Reference – 2015SYW067, LGA – Holroyd City Council, DA/2015/52/1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2  | <b>Proposed development:</b> 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3  | <b>Street address:</b> 172-184 Great Western Highway, Westmead.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4  | <b>Applicant/Owner:</b> West 88 Pty Ltd (Director – Sam Fayad) / Ursula Schinnagel (172 GWH), Mr J & Mrs L Perdi (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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5  | <b>Type of Regional development:</b> The proposal has a capital investment value of more than \$20m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 (Building Sustainability Index: BASIX) 2004</li> <li>◦ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>◦ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development</li> <li>◦ State Environmental Planning Policy (Infrastructure) 2007</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><br>Council assessment report with recommended conditions, site locality plan, architectural plans, statement of environmental effects, design verification statement, traffic report and written submissions.<br>Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Veerappan Alagappan</li> <li>• Adam Byrnes</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 8  | <b>Meetings and site inspections by the panel:</b><br>21 January 2016 - Site Inspection and Final Briefing Meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 9  | <b>Council recommendation:</b> Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 10 | <b>Conditions:</b> Attached to council assessment report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |