

## JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	<b>JRPP No. 2015SYW094 DA</b>
DA Number	<b>2015/210/1</b>
Local Government Area	<b>Holroyd City Council</b>
Proposed Development	Construction of a 2 storey 130 bed residential aged care facility (RACF) with part basement car park accommodating 38 carparking spaces.
Street Address	<b>11 Pastoral Circuit, Pemulwuy</b>
Applicant/Owner	<b>Smyth Planning/Allity Aged Care Ltd.</b>
Number of Submissions	<b>7 submissions (2 by the same person)</b>
Regional Development Criteria (Schedule 4A of the Act)	The project has a capital investment value of more than \$20M and the Joint Regional Planning Panel is the consent authority.
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979 (EP&amp;A Act)</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX)</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)</li> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)</li> <li>• Holroyd Local Environmental Plan 2013 (HLEP 2013)</li> <li>• Holroyd Development Control Plan 2013 (DCP 2013)</li> </ul>
List all documents submitted with this report for the panel's consideration	<b>AT-A</b> Site Locality Plan <b>AT-B</b> Architectural Plans <b>AT-C</b> Statement of Environmental Effects <b>AT-D</b> Traffic Report <b>AT-E</b> Submissions <b>AT-F</b> Draft Conditions of Consent
Recommendation	It is recommended that the application proposing the construction of a 2 storey 130 bed residential aged care facility (RACF) with part basement car park accommodating 38 carparking spaces <b>be approved subject to conditions as outlined in Attachment "F" of this report.</b>
Report by	Lydia Markham, Senior Development Planner Holroyd City Council