

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

2015SYW094 – Holroyd City Council, DA2015/210/1, Construction of a 2 storey 130 bed residential aged care facility (RACF) with part basement car park accommodating 38 car parking spaces, 11 Pastoral Circuit, Pemulwuy.

Date of determination: 17 December 2015

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 for senior and people with a disability within the Central West Metropolitan Subregion and the Holroyd local government area in a location with ready access services and amenities available within nearby Pemulwuy Marketplace Centre and the transport services to Parramatta and Merrylands Centres.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Housing for Seniors and People with a Disability), SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives of Holroyd LEP 2013 and Holroyd DCP 2013. In this regard the Panel notes that a number of provisions contained in the Seniors Housing SEPP prevail over those contained in the HELP.
4. The proposed development is considered to be of appropriate scale and form consistent with the character of the locality in which it is placed and provides a suitable transition between the neighbouring high density and low density housing zones.
5. The proposed development, subject to the conditions imposed, 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.
6. In consideration of the above conclusions 1-5 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 conditions specified in the Council Town Planning Report an additional condition relating to parking management plan.

New Condition to read as follows:

A parking management plan shall be submitted to Council's Traffic Engineer for approval. The Management Plan shall address the issue of staff shift changeover/handover to ensure that sufficient parking is provided onsite to cater for this changeover.

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SCHEDULE 1

1	JRPP Reference – 2015SYW094, LGA – Holroyd City Council, DA/2015/210/1
2	Proposed development: Construction of a 2 storey 130 bed residential aged care facility (RACF) with part basement car park accommodating 38 car parking spaces.
3	Street address: 11 Pastoral Circuit, Pemulwuy.
4	Applicant/Owner: Smyth Planning/Allity Aged Care Ltd.
5	Type of Regional development: The proposal has a capital investment value of more than \$20m
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ Holroyd Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Holroyd Development Control Plan 2013 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ 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, traffic report and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Mr Huang • Mr Greg Zieschang • Ms Meg Levy
8	Meetings and site inspections by the panel: 17 December 2015 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report

