

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## Electronic Meeting

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

**Apologies:** None

**Declarations of Interest:** None

### Determination and Statement of Reasons

**2015SYW099 – Holroyd City Council, DA/2015/134/1**, Consolidation of 6 lots into 1 lot, construction of a seniors living development comprising 26 units including car parking for 12 vehicles under the Housing for Seniors or People with a Disability SEPP 2004, 4-14 Welsford Street, Merrylands.

**Date of determination:** 22 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 and the material listed at item 7.

**Reasons for the panel decision:**


1. The proposed development will add to the supply of senior housing within the Central West Metropolitan Subregion and the Holroyd local government area on a site providing convenient transport access to Parramatta and other centres.
2. The development successfully integrates with the established residential character of the locality and will have no significant impacts on the natural or built environments.
3. Further the proposed development adequately satisfies the relevant State and local planning instruments.

**Conditions:** The application is approved subject to the conditions recommended in the Council staff assessment report.

<b>Panel members:</b>
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**Mary-Lynne Taylor**


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**Bruce McDonald**

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**Paul Mitchell**

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**John Perry**

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**Allan Ezzy**

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## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – 2015SYW099, LGA – Holroyd City Council, DA/2015/134/1</b>
2	<b>Proposed development:</b> Consolidation of 6 lots into 1 lot, construction of a seniors living development comprising 26 units including car parking for 12 vehicles under the Housing for Seniors or People with a Disability SEPP 2004.
3	<b>Street address:</b> 4-14 Welsford Street, Merrylands.
4	<b>Applicant/Owner:</b> NSW Land and Housing Corporation.
5	<b>Type of Regional development:</b> The proposal has a capital investment value of more than \$5M and the consent authority is the Joint Regional Planning Panel.
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 and Sustainability Index: BASIX) 2004</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>○ 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> Council Assessment Report with recommended conditions, Site Locality Plan and Architectural Plans.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report