

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

2015SYW144 – Holroyd City Council, DA/2015/87/1, Subdivision and construction of Group Homes under Affordable Rental Housing SEPP 2009 in 2 Stages with Stage 1 seeking approval for site works including new public road and subdivision into 9 lots and Stage 2 seeking approval for construction of 4 x single storey dwellings as group homes on lots 1 to 4, Corner of Palmer and Parkes Street, Guildford West.

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 proposal will add to the supply of affordable/available housing for people with a disability or social disadvantage in the Central Western Metropolitan Subregion and the Holroyd local government area.
2. The development is consistent in form and distribution with that planned for the locality and adequately satisfies the relevant State and local planning instruments.
3. The proposed development will integrated successfully with the established character of the locality in which it is sited.
4. The proposed development will have no unacceptable impacts on the built or natural environments including the on-site trees, the adjacent Guildford Pipeline Heritage Precinct, the nearby residential premises and nearby school or the local road system.

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

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Paul Mitchell
 John Perry	 Allan Ezzy	

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SCHEDULE 1

1	JRPP Reference – 2015SYW144, LGA – Holroyd City Council, DA/2015/87/1
2	Proposed development: Subdivision and construction of Group Homes under Affordable Rental Housing SEPP 2009 in 2 Stages with Stage 1 seeking approval for site works including new public road and subdivision into 9 lots and Stage 2 seeking approval for construction of 4 x single storey dwellings as group homes on lots 1 to 4.
3	Street address: Corner of Palmer and Parkes Street, Guildford West.
4	Applicant/Owner: Urban Growth c/o Department of Family and Community Services.
5	Type of Regional development: The proposal has a capital investment value of more than \$5M and the consent authority is the Joint Regional Planning Panel.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004 ◦ State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) ◦ State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP) ◦ 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 and Architectural Plans.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report