

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 7 August 2014 at 2.00 pm

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher, Dave Walker and Michael Edgar

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2012SYW059 – The Hills Shire – DA1278/2012 – Mixed use development, Lot 21 DP 588810, Lot 1 DP 619055, Lot 18 DP 659904 and Lot 9 DP 28197, No. 2 Seven Hills Road, Nos. 344 and 350 Windsor Road and No. 27 Yattenden Crescent (Corner of Windsor Road and Seven Hills Road), Baulkham Hills**

**Date of determination:** 7 August 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A 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 material presented at meetings 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 Metropolitan Northwest Subregion and The Hills Shire in a location that offers ready access to a wide range of services and amenities and to regional transport links.
2. Development of the site with the composition and extent of uses proposed will act to rejuvenate the sector of Baulkham Hills town centre in which the site is located.
3. The proposed development is considered to be of a scale and built form consistent with the planned intention of the sites development as expressed in the relevant LEPs relating to the site and the site Specific Target Site DCP adopted by Council in respect of the site.
4. The Panel considers the development exhibits design excellence as an outcome of the design process undertaken and to be consistent in terms of design and scale with its contextual setting.
5. The proposed development will not unreasonably impact on the traffic conditions in the locality or on the amenity of adjoining residential areas.
6. In consideration of the above the Panel considers the development constitutes appropriate use of the land and that it will not adversely impact on the natural or built environments.
7. Maintenance of access to Nos 4-8 Seven Hills Road has been addressed by appropriate conditions.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

**Panel members:**

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| <br><b>Mary-Lynne Taylor (Chair)</b> | <br><b>Bruce McDonald</b> | <br><b>Lindsay Fletcher</b> |
| <br><b>Dave Walker</b>               | <br><b>Michael Edgar</b>  |  |

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

|    |   |
|----|---|
| 1  | <b>JRPP Reference – 2012SYW059, LGA – The Hills Shire Council, DA 1278/2012</b>   |
| 2  | <b>Proposed development:</b> Mixed use development.   |
| 3  | <b>Street address:</b> Lot 21 DP 588810, Lot 1 DP 619055, Lot 18 DP 659904 and Lot 9 DP 28197, No. 2 Seven Hills Road, Nos. 344 and 350 Windsor Road and No. 27 Yattenden Crescent (Corner of Windsor Road and Seven Hills Road), Baulkham Hills  |
| 4  | <b>Applicant/Owner:</b> Hills Shoppingtown Pty Ltd  |
| 5  | <b>Type of Regional development:</b> Capital Investment Value > \$20M   |
| 6  | <b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ The Hills Local Environmental Plan 2005</li> <li>○ Draft LEP 2010</li> <li>○ DCP Part E Section 24 – Target Site Corner of Windsor Road and Seven Hill Road</li> <li>○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.</li> <li>○ SEPP State and Regional Development 2011</li> <li>○ Residential Flat Design Code</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ The Hills DCP 2012</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act 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 Received: 31 July 2014<br>Written submissions during public exhibition: 1 letter in support, 5 letters against and a petition against the proposal signed by 27 people.<br>Verbal submissions at the panel meeting: On behalf of the applicant - Warwick Gosling  |
| 8  | <b>Meetings and site inspections by the panel:</b> 1 <sup>st</sup> Briefing Meeting 6 September 2012, 2 <sup>nd</sup> Briefing meeting on 13 March 2014 and site inspection on 7 August 2014.   |
| 9  | <b>Council recommendation:</b> Approval   |
| 10 | <b>Draft conditions:</b> Attached to council assessment report  |