

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 16 October 2014 at 11.30 am

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald and Lindsay Fletcher

Apologies: Dave Walker and Michael Edgar - Declarations of Interest: None

Determination and Statement of Reasons

2013SYW029 – DA824/2013 – The Hills Shire Council, Residential development including six (6) residential flat buildings (174 apartments), at grade and basement car parking, landscaping and communal facilities, Lot 31 DP 247442, No. 28 Fairway Drive, Kellyville

Date of determination: 16 October 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 Northwest Metropolitan Subregion and the Hills Shire in a location near to local and regional transport services, including the new Northwest Rail, and to the services and facilities offered by Norwest Business Park.
2. The scale, architectural and landscape design, proposed is consistent with the residential character planned for the locality.
3. The proposal is consistent with the provisions of T.H.E.L.P. 2012, and acceptably compliant with SEPP 65 Design Quality of Residential Flat Buildings, the Residential Flats Design Code and the relevant provisions of T.H.D.C.P.
4. The proposed development will have no material adverse impacts on the natural or built environments.
5. In consideration of conclusions 1-4 above the Panel considers the proposal to be in the public interest.

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

Panel members:



Paul Mitchell (Acting Chair)



Bruce McDonald



Lindsay Fletcher

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2013SYW029, LGA – The Hills Shire Council, DA 824/2013
2	Proposed development: Residential development including six (6) residential flat buildings (174 apartments), at grade and basement car parking, landscaping and communal facilities.
3	Street address: Lot 31 DP 247442, No. 28 Fairway Drive, Kellyville.
4	Applicant/Owner: Arden Ch (NSW) Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ The Hills Local Environment Plan 2012 (T.H.E.L.P.). ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development. ○ Residential Flat Design Code • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 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 Written submissions: two
8	Meetings and site inspections by the panel: The development application was considered by the Panel on 7 August 2014 when the Panel resolved to defer consideration of the application to allow the plans to be finalised and further notification to be conducted. 18 April 2013 - briefing meeting, 13 March 2014 - status update, 7 August 2014 - site inspection, final briefing meeting and panel meeting, 16 October 2014 – final briefing meeting.
9	Council recommendation: Approval
10	Reasons: Attached to council assessment report