

# 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

**2014SYW032 – The Hills Shire – DA936/2014 – Construction of two residential flat buildings, Lot 2103 DP 1176614 Solent Circuit, 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:**

The panel considers that the applicants request under the provisions of Clause 4.6 of The Hills LEP 2012, seeking variation to the development standard relating to Height of Buildings contained in Clause 4.3 of the LEP, to be justified.

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 including the North West Metropolitan Rail link currently under construction.
2. The proposed development is considered to be of a scale and built form consistent with the planned intention of The Hills LEP 2012, the Norwest Residential Precinct Masterplan and the amendment to the eastern Residential Precinct recently approved by the JRPP and with DCP Part D Section 8 Norwest Residential Precinct adopted by Council in respect of the site.
3. The development is consistent in terms of design and scale with its contextual setting.
4. The proposed development will not adversely impact on the amenity of adjoining or nearby residential development
5. The Panel considers the development constitutes appropriate use of the land and that it will not adversely impact on the natural or built environments.

**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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| Mary-Lynne Taylor (Chair)   | Bruce McDonald  | Lindsay Fletcher  |
|  |  |   |
| Dave Walker   | Michael Edgar   |   |

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

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| 1  | <b>JRPP Reference – 2014SYW032, LGA – The Hills Shire Council, DA 936/2014</b>   |
| 2  | <b>Proposed development:</b> Construction of two residential flat buildings, Lot 2103 DP 1176614 Solent Circuit, Baulkham Hills  |
| 3  | <b>Street address:</b> Lot 2103 DP 1176614 Solent Circuit, Baulkham Hills  |
| 4  | <b>Applicant/Owner:</b> Think Planners 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 2012</li> <li>○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ DCP 2012 Part D Section 8 – Norwest Residential Precinct</li> <li>○ DCP 2012 Part B Section 5 – Residential Flat Buildings</li> <li>○ DCP 2012 Part C Section 1 – Parking</li> <li>○ DCP 2012 Part C Section 3 - Landscaping</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: one<br>Verbal submissions at the panel meeting: On behalf of the applicant- Peter Lee, Jason Pittman and Jonathon Wood   |
| 8  | <b>Meetings and site inspections by the panel:</b> Briefing Meeting 15 May 2014 and site inspection on 7 August 2014.  |
| 9  | <b>Council recommendation:</b> Approval  |
| 10 | <b>Draft conditions:</b> Attached to council assessment report   |