

SYDNEY WESTJOINT REGIONAL PLANNING PANEL

STATEMENT OF REASONS

for decision under the *Environmental Planning and Assessment Act 1979* (NSW)

The Sydney West Joint Regional Planning Panel (JRPP) provides the following Statement of Reasons for its decision under section 80 of the *Environmental Planning and Assessment Act 1979* (NSW)(the Act) to:

Grant consent to the development application subject to conditions

For:

Proposed SEPP (Affordable Rental Housing Development) 2009, Lot 11 DP 280013, Corner Civic Way and White Hard Drive, Rouse Hill

JRPP Ref: 2013SYW103 – Council Ref: DA586/2014JP

Applicant:

Wentworth Community Housing

Type of regional development:

The proposal has a Capital Investment Value which exceeds \$5 million for Affordable Rental Housing.

A. Background

JRPP meeting

Sydney West Joint Planning Panel was held on 15 May 2014 at The Hills Shire Council at 11.00 am.

Panel Members present:

Bruce McDonald – Acting Chair
Paul Mitchell – Panel Member
Stuart McDonald – Panel Member
Dave Walker – Panel Member
Stewart Seale – Panel Member

Council staff in attendance:

Paul Osborne
Cameron McKenzie
Kristine McKenzie
Claro Patag

Apology: None

Declarations of Interest: None made

JRPP as consent authority

Pursuant to s 23G(1) of the Act, the Sydney West Joint Planning Panel (the Panel), which covers the Hills Shire Council area, was constituted by the Minister.

The functions of the Panel include any of a council's functions as a consent authority as are conferred upon it by an environmental planning instrument [s 23G(2)(a) of the Act], which in this case is the State Environment Planning Policy (State and Regional Development) 2011.

Schedule 4A of the Act sets out development for which joint regional planning panels may be authorised to exercise consent authority functions of councils.

3. Procedural background

A briefing meeting was held on 28 November 2013.

A site visit was undertaken by Panel on 15 May 2014.

A final briefing meeting was held with Council on 15 May 2014.

B. Evidence or other material on which findings are based

In making the decision, the Panel considered the following:

79C (1) Matters for consideration—general

(a) the provisions of:

(i) any environmental planning instrument,

- LEP 2012 – Permissible under SEPP ARH
- SEPP Affordable Rental Housing
- SEPP State and Regional Development 2011
- SEPP 65 – Design of Residential Flat Buildings
- SREP 19 – Rouse Hill Development Area

(ii) any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority

- Not applicable

(iii) any relevant development control plan

- DCP Part D Section 6 - Rouse Hill Regional Central

(iiia) any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

- Not applicable

(v) any coastal zone management plan

- Not applicable

(iv) relevant regulations:

- Section 94A Contributions Plan

The Panel was provided with 1 submission made in accordance with the Act or the regulations, which objected to the proposal. In making the decision, the Panel considered the submission.

In making the decision, the Panel considered the following material:

1. Council's Assessment Report on the application received 30 April 2014.

In making the decision, the Panel also considered the following submissions made at the meeting of the Panel on 15 May 2014:

1. Submissions addressing the Panel against the application: None
2. Submissions addressing the Panel in favour the application:
 - Marcelo Steimbeisser
 - Nick Sabel
 - Erwin Fornasier

The Panel has carefully considered all of the material referred to in Section B.

C. Findings on material questions of fact

(a) Environmental planning instruments. The Panel has considered each of the environmental planning instruments referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to the environmental planning instruments.

(b) Development control plan. The Panel has considered the Hills Shire Development Control Plan referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to the Development Control Plan.

(c) Likely environmental impacts on the natural environment. In relation to the likely environmental impacts of the development on the **natural** environment, the Panel's findings are as follows:

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **natural** environment in Council's Assessment Report.

(d) Likely environmental impacts of the development on the built environment. In relation to the likely environmental impacts of the development on the **built** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **built** environment in Council's Assessment Report.

(e) Likely social and economic impacts. In relation to the likely social and economic impacts of the development in the locality, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely social and economic impacts of the development in Council's Assessment Report.

(f) Suitability of site. Based on a consideration of all of the material set out in Section B above and given the Panel's findings in this Section C, the Panel's finding is that the site is suitable for the proposed development.

(g) Public Interest. Based on a consideration of all of the material set out in Section B above and given the Panel's findings in this Section C, the Panel's finding is that granting consent to the development application is in the public interest.

D. Why the decision was made

In light of the Panel's findings in Section C, the Panel decided unanimously to grant consent to the development application, subject to the conditions specified and amended at the meeting.

The Panel considered that the proposed development will:

- Add to the supply and choice of housing at Rouse Hill which is a premier centre within the Northwest Growth Area and as such offers high levels of access to transport, services and social amenities.
- Add to the supply of affordable housing at an appropriate location in the Northwest Growth Area.



JRPP member (chair)
Bruce McDonald



JRPP member
Paul Mitchell



JRPP member
Stuart McDonald



JRPP member
Dave Walker



JRPP member
Stewart Searle
Seale

