

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 18 September 2014 at 2.30 pm

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2013SYW116 – Construction of 3 x 6 storey residential flat buildings containing 88 units, Lots 2-9 DP 223523, Nos. 2-16 Young Road, Carlingford.

Date of determination: 18 September 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:

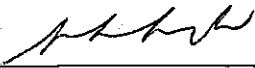
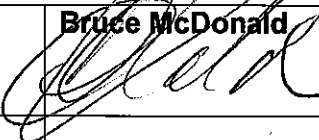



1. The development of the site for residential units of the scale and extent proposed is consistent with the planned intent as expressed by the zoning, height and FSR controls provided in The Hills LEP 2012 and will contribute to housing supply and choice in the Metropolitan Northwest Sub Region and The Hills Shire.
2. The proposed development will provide additional housing supply and choice in a location with ready access to bus and rail public transport services and ready access to the facilities, services and amenity offered by Carlingford Village.
3. The proposed development is generally consistent with the provisions of The Hills DCP 2012 including Sec 12-Carlingford Precinct and with the provisions of SEPP 65 – Design Quality of Residential Buildings.
4. The proposal will have an acceptable effect on the natural environment, is consistent with the planned built environment of the locality and is considered to be in the public interest.
5. The adjoining neighbours raised an issue of sewage overflow but, after questioning, it became apparent to the Panel that it is not relevant to this application. The amenity issues of overlooking and overshadowing to these adjoining neighbours, who addressed the Panel on these issues were considered by the Panel to have been met in accordance Council's standards for the area.
6. Two of the members of the Panel (Mr Walker and Mr Edgar) would not approve the application, as, in their opinion, the application does not comply with SEPP 65 or Council's DCP and does not comply with the diversity of choice in terms of housing choice and apartment size which is contrary to Principles 4 and 9 of the SEPP 65 and Council's new DCP 2014.

Conditions: Minor amendments were made to Conditions 28 and 34 as agreed by the applicant.

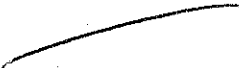
Panel members:

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Mary-Lynne Taylor (Chair) 	Bruce McDonald 	Stuart McDonald 
 Dave Walker	 Michael Edgar	

*agreed without
showing*



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SCHEDULE 1	
1	JRPP Reference – 2013SYW116, LGA – The Hills Shire Council, DA 810/2014
2	Proposed development: Construction of 3 x 6 storey residential flat buildings containing 88 units.
3	Street address: 2-16 Young Road, Carlingford
4	Applicant/Owner: Yifang Australia 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"> ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development. ○ State Environmental Planning Policy (State and Regional Development) 2011. ○ The Hills Local Environment Plan 2012. • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ DCP 2012 Part D, Section 12 – Carlingford Precinct ○ DCP 2012 Part C, Section 1 – Parking ○ DCP 2012 Part C, Section 3 – Landscaping ○ DCP 2012 Part B, Section 5, – Residential Flat Buildings • 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 during public exhibition: six Verbal submissions at the panel meeting: Support- 0; Against- 2; On behalf of the applicant- 1
8	Meetings and site inspections by the panel: Briefing Meeting 6 February 2014 and site inspection on 18 September 2014.
9	Council recommendation: Approval
10	Reasons: Attached to council assessment report