

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

2013SYW031 – The Hills Shire - DA883/2013 – Demolition of existing structure and construction of two residential flat buildings containing 112 units – Lots B & C DP 367737, Lot A DP 371036, Lots X & Y DP 102830, Lots 24 & 25 DP 8001 – 27 – 29 Jenkins Road & 16 – 24 Thallon Street, Carlingford.

Date of determination: 7 August 2014

Decision:

The panel determined to refuse 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 development does not comply with the unit typologies on Page No. 69 of the Residential Flat Design Code, in addition, the development does not comply with the apartment size requirements of DCP 2012 Part D section 12- Carlingford Precinct and is considered unsatisfactory, resulting in a poor level of amenity for future residents.

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – 2013SYW031, LGA – The Hills Shire Council, DA 88/2013
2	Proposed development: Demolition of existing structures and construction of two residential flat buildings containing 112 units
3	Street address: 27-29 Jenkins Road & 16-24 Thallon Street, Carlingford
4	Applicant/Owner: Decon 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"> ○ The Hills Local Environmental Plan 2012 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development. • 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 B, Section 5 – Residential Flat Buildings ○ DCP 2012 Part C, Section 1 – Parking ○ DCP 2012 Part C, Section 3 – Landscaping • 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 Received: 31 July 2014 Written submissions during public exhibition: one Verbal submissions at the panel meeting: None
8	Meetings and site inspections by the panel: Briefing Meeting 28 March 2013 and site inspection on 7 August 2014.
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report