

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 20 November 2014 at 11.00 am

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Dave Walker and Stewart Seale

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYW049 – The Hills Shire Council, 1121/2014, Demolition of existing structures and construction in four stages of eight x five storey residential flat buildings (300 units) and associated private road/basement car parking, Lot 38, DP 10702 – 17 Balmoral Road, Kellyville

Date of determination: 20 November 2014

Decision:

The panel determined to defer the development application as described in Schedule 1 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 resolves to defer the application as it finds the present application unsatisfactory in relation to the building interface with the approved single and two storey medium density development on the eastern boundary, for the provision of revised plans and additional information to be provided to the Panel within two months of today's date to deal with the following matters:


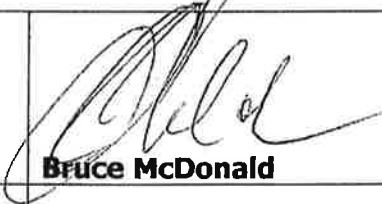
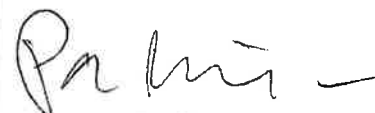


1. Revised plans to be provided for a development that is more closely aligned with Council's density provisions; and in particular to reduce the percentage of one bedroom units.
2. To provide a compatible transition of the building form on the eastern boundary.
3. To provide accurate details of solar access to the proposed dwellings within the development site.
4. To deal with outstanding engineering issues as outlined in the Council report.

Upon receipt of these requirements, the Council will be asked to assess the amended development and provide a further report for the deferred meeting of the Panel.

Voting in favour (4) Taylor, Mitchell, McDonald, Walker

Voting against (1) Seale

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Paul Mitchell
 Dave Walker	 Stewart Seale	

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SCHEDULE 1	
1	JRPP Reference – 2014SYW049, LGA – The Hills Shire Council, DA 1121/2014
2	Proposed development: Demolition of existing structures and construction in four stages of eight x five storey residential flat buildings (300 units) and associated private road/basement car parking.
3	Street address: Lot 38 DP 10702 17 Balmoral Road, Kellyville
4	Applicant/Owner: Universal Property Group 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 No. 65 – Design Quality of Residential Flat Development. ◦ Residential Flat Design Code ◦ SEPP State and Regional Development 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ The Hills DCP 2012 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment 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, locality plan, zoning plan, aerial photograph, site plan, elevations, sections, landscaping plans, shadow diagrams, photomontage and approved development to the east. Written submissions during public exhibition: 26 Verbal submissions at the panel meeting: Against - Frances Nicholls and Rhiannon Mann.
8	Meetings and site inspections by the panel: 15 May 2014 – Briefing meeting, 20 August 2014 – Site inspection and Final briefing meeting.
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report.