
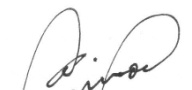




SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 4.30pm on Thursday 12 March 2015 at Hawkesbury City Council		
Panel Members: Mary-Lynne Taylor (Chair), Paul Mitchell, Bruce Clarke, Peter Jackson and Matt Owens		
Apologies: None		
Declarations of Interest: 1 – Matt Owens		
Determination and Statement of Reasons		
2014SYW092 – Hawkesbury – DA0471/14 – [96 Grose Vale Rd, North Richmond] as described in Schedule 1.		
Date of determination: 12 March 2015		
Decision: The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
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 unanimously approves the application subject to the conditions as amended for the following reasons: <ol style="list-style-type: none"> 1. The Panel notes that the Redbank locality, in which the subject development site is located, is planned as a major residential release area by Council and which will accommodate a substantial proportion of the LGA's medium term housing needs. Accordingly, the Panel has given significant weight to the proposal's general compatibility with strategic planning objectives for the LGA. 2. The subject site is generally suitable for the proposed development as it is above the prescribed flood level, has favourable topography and few ecological constraints. 3. The Panel notes that some upgrades to local infrastructure will be required to service the development, particularly to local roads', and further notes that legally binding arrangements have been made to provide this infrastructure. Accordingly, the Panel believes the development will have all necessary infrastructure and services. 4. The Panel has specifically considered the presence of a State Heritage Item – Yobarrie Keyline Farm – on part of the subject site. The Panel notes the measures proposed to protect this item and the endorsement of these by the NSW Heritage Council. Accordingly, the Panel believes the proposal will be compatible with the heritage values present. 5. The application will add to the availability and range of housing available in the locality and will therefore be socially beneficial. 6. For the 5 reasons given above, the Panel considers the application to be in the public interest. 		
Conditions: As attached to assessment Report.		
Panel members:		
 Mary-Lynne Taylor (Chair)	 Paul Mitchell	 Bruce Clarke
 Peter Jackson		

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYW092 – Hawkesbury – DA0471/14
2	Proposed development: Redbank - Subdivision - Torrens title subdivision to create an additional two-hundred and thirty-seven (237) residential allotments.
3	Street address: 96 Grose Vale Road, North Richmond.
4	Applicant/Owner: Applicant: North Richmond Joint Venture - Owner: BD NSW (MR Project 007 Pty Ltd)
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Hawkesbury Local Environmental Plan 2012 (HLEP 2012) • State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) • State Environmental Planning Policy No.44 – Koala Habitat Protection (SEPP No.44) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55) • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (SREP No. 20) • Hawkesbury Development Control Plan 2002 (HDCP 2002) • 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 dated 27 February 2015 Written submissions during public exhibition: 3 Submissions Verbal submissions at the panel meeting: 2 - Applicant Andrew Flaherty (NRJV) and Kate Tudehope (JBA)
8	Meetings and site inspections by the panel: 1 Final Briefing Meeting and 1 Site Inspection
9	Council recommendation: Approval
10	Draft conditions: As attached to assessment report