

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 5 March 2015 at 1.00 pm

Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald and Paul Mitchell

Apologies: Dave Walker and Michael Edgar - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW099 – The Hills Shire Council – DA136/2015 – Residential flat building complex consisting of five (5) x five (5) storey buildings containing one hundred and eighty five (185) dwellings with four hundred and twenty four (424) car parking spaces within the basement, Lots, 42, 43, 44 and 45 DP 1171547 Swift Parrot Close, Kellyville

Date of determination: 5 March 2015

Decision:

The panel determined to approve 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 unanimously approved the application for the following reasons:

1. The application complies with relevant objectives of the R4 zone and all applicable standards in The Hills LEP.
2. The application satisfies all principles in SEPP 65 and all but one of the guidelines in the RFDC, the breach being top floor separation but this is considered to be of no consequence in terms of impacts on adjoining properties and has dealt with internal privacy appropriately.
3. The application will have no adverse impacts on the natural or built environments, and will have social benefits by increasing the choice and availability of housing.
4. The subject site is suitable for the proposed development because it is proximal to retail and commercial facilities and public transport infrastructure.
5. All issues in the written and oral objections have been carefully considered by the Panel and found to be either addressed by amendments incorporated into the final application or to be inconsequential.
6. For the reasons given above the application is in the public interest.

Panel members:



Mary-Lynne Taylor (Chair)



Stuart McDonald



Paul Mitchell

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SCHEDULE 1

1	JRPP Reference – 2014SYW099, LGA – The Hills Shire Council, DA 136/2015
2	Proposed development: Residential flat building complex consisting of five (5) x five (5) storey buildings containing one hundred and eighty five (185) dwellings with four hundred and twenty four (424) car parking spaces within the basement.
3	Street address: Lots, 42, 43, 44 and 45 DP 1171547 Swift Parrot Close, Kellyville
4	Applicant/Owner: Urban Link 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. ◦ Residential Flat Design Code ◦ The Hills Local Environmental Plan 2012 • 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 with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Sohel Hassan • Sariah Hobby • Adam Brynes
8	Meetings and site inspections by the panel: 18 September 2014 Briefing Meeting, 5 March 2015 – Site Inspection and Final briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report.