

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 18 December 2014 at 11.00 am

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

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW117 – The Hills Shire Council – DA256/2015 – Construction of four (4) residential flat buildings and six (6) terrace style dwellings containing an overall total of 148 units, 27-33 North Rocks Road, North Rocks, Lot 2 DP 1158967, Lot 101 DP 617754, Lot 2 DP 721567, Lot 3 DP 22931, Lot 1 DP 127003, Lot 2 DP 22931.

Date of determination: 18 December 2014

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*.


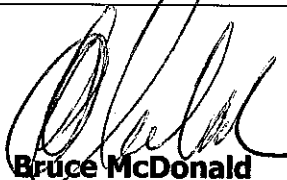



Panel consideration:

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 approval:

1. The proposal will add to housing supply and choice in the Central West Sub Region and in the locality of North Rocks in the location of readily accessible to services and transport offered by North Parramatta and the Parramatta CBD.
2. The form, scale, density and unit mix of the proposal are consistent with that determined to be appropriate for the site by the planning proposal that led to the current zoning in THLEP 2012.
3. The proposed development satisfactorily complies with the relevant SEPPs including SEPP 65 (Design Quality of Residential Flat Buildings) and the associated Residential Flat Design Code; SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007, THLEP 2012 as amended in 2014 and the site specific provisions of DCP 2012 (Part D Section 1 – 27–33 North Rocks Road, North Rocks).
4. The proposal will not have a significant impact on the natural and built environment, including Darling Mills Creek and its foreshores and the performance of the local traffic network.
5. The Panel has had regard to the environmental report of Environmental Investigations Pty Ltd and the proposed condition 10 requiring compliance with the requirements of that report and are satisfied with SEPP 55 compliance.
6. Having considered reasons 1 - 5 above the Panel believes the application to be in the public interest.

Panel members:

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