

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, Paul Mitchell and Dave Walker

Apology: Michael Edgar - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW143 – The Hills Shire Council – DA562/2010 – Section 96(2) Modification to an approved mixed use development, Lot 1 DP 398482 – 2-8 James Street, Carlingford

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, by a majority of 3 to 1 (Taylor, McDonald, Mitchell – for) (Walker – against) approved this modification application.



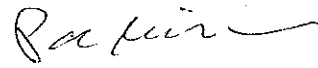

The Panel believes:

1. The application is substantially the same as the originally approved development;
2. The application will achieve a suitable mix of dwellings and therefore is socially beneficial;
3. The site is located close to public services and public infrastructure and these factors together with the R4 zoning make the site suitable for the modified use;
4. For the reasons given above the application is in the public interest.

Mr Walker does not support the application for the following reason –

- The application does not comply with Council's Residential Flat Buildings DCP with respect to unit size and unit mix.

Panel members:

		
Mary-Lynne Taylor (Chair)	Stuart McDonald	Paul Mitchell
		
Dave Walker		

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SCHEDULE 1

1	JRPP Reference – 2014SYW143, LGA – The Hills Shire Council, DA 562/2010
2	Proposed development: Section 96(2) Modification to an approved mixed use development.
3	Street address: Lot 1 DP 398482 – 2-8 James Street, Carlingford
4	Applicant/Owner: Bridgeland Investment 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. ◦ State Environmental Planning Policy (State and Regional Development) 2011 ◦ The Hills Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ The Hills DCP 2012, Part D, Section 12 – Carlingford Precinct ◦ The Hills DCP 2012, Part C, Section 1 – Parking. ◦ The Hills DCP 2012, Part B, Section 5 – Residential Flat Buildings. ◦ The Hills DCP 2012, Part C, Section 3 – Landscaping. • Planning agreements: Yes, a VPA has been dealt with in the original approval. • 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, plans and supporting documentation submitted with the application. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Warwick Gosling
8	Meetings and site inspections by the panel: 5 March 2015 - Final briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report.