

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 18 May and 29 June 2015

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

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014SYW144 – The Hills – DA 437/2015/JP [a lot 6 & 5B DP 2123 and 394943, 16-20 Withers Road, Kellyville] as described in Schedule 1.

Date of determination: 29 June 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 approves the deferred commencement approval subject to imposition of the deferred commencement conditions and the general condition recommended in the Council Assessment Report. The reasons for the Panel's decision are as follows:

1. The proposal adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centre) 2006 and satisfies the provisions of North Kellyville DCP.
2. Having considered the applicants' request to vary the development standard CI 4.6 of the Growth Centre SEPP the Panel consider compliance with the standard in this case to be unreasonable and unnecessary as the variation does not result in any adverse impacts and the objectives of the relevant zone and the standard are maintained.
3. The proposed development will add further housing supply and choice in the developing Northwest Growth Centre in a location planned for this scale of development.
4. In consideration of conclusion 1-3 above, the Panel considers the proposed development is a suitable use of the site and approval is in the public interest.

Conditions: The approval is subject to the conditions attached to the Council Assessment Report.

Panel members:

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

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SCHEDULE 1

1	2014SYW144 – The Hills – DA 437/2015/JP
2	Proposed development: Demolition of structures and construction of a residential flat building in four stages consisting of a total of 140 units and associated landscaping and parking.
3	Street address: Lot 6 and 5B DP 2123 and DP 394943, 16-20 Withers Road, Kellyville
4	Applicant: Wakefield Ashurst Developments P/L and Jotown International P/L
5	Type of Regional development: Capital Investment >\$20M
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • SEPP Sydney Region Growth Centre 2006 • North Kellyville Precinct DCP • SEPP 65 – Design Quality of Residential Flat Development • Residential Flat Design Code • 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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 18 May 2015 Written submissions during public exhibition: Nil
8	Meetings and site inspections by the panel: Electronic Meeting held between 18 May and 29 May 2015
9	Council recommendation: Approval – Deferred Commencement
10	Draft conditions: as attached in Council Report