

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 30 July 2015 at 12.30 pm

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

Apologies: Dave Walker - Declarations of Interest: None

### Determination and Statement of Reasons

2010SYW010 – The Hills Shire Council – DA 862/2015 – Staged development application under Section 83 of the Environmental Planning and Assessment Act 1979. Stage 1 includes the subdivision of part of the development site to create four residential lots, construction of a new road and the construction of 4 group homes under the provisions of SEPP Affordable Rental Housing 2009. Stage 2 involves the concept land subdivision of the residue lot to create 27 future residential lots, Lot 602 DP 1130068 and Lot 41 DP 224917, Nos, 58-64 Arnold Avenue, Kellyville.

**Date of determination:** 30 July 2015

#### Decision:

The panel determined to approve the development application as described in Schedule A 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 (Further SEPP 55 Remediation Report from Council) and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

1. The proposed facility will add to the supply of permanent affordable group housing within the Central West Metropolitan Subregion and The Hills local government area.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing) 2009.
3. The proposal adequately satisfies the provisions and objectives of The Hills LEP 2012 and The Hills DCP 2012.
4. The scale, architectural treatment and landscape treatment, adopted for the proposal is adequately consistent with the character of anticipated residential development in the locality.
5. The proposed development will have no significant adverse impacts on the natural or built environments including the amenity of nearby established or future dwellings.
6. Urban Growth, as an agency of the Crown has provided written concurrence to the conditions proposed in the Council Planning Report.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

#### Panel members:

		
<b>Mary-Lynne Taylor (Chair)</b>	<b>Bruce McDonald</b>	<b>Paul Mitchell</b>
		
<b>Michael Edgar</b>		

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## SCHEDULE 1

1	<b>JRPP Reference</b> – 2015SYW010, <b>LGA</b> – The Hills Shire Council, <b>DA</b> 862/2015
2	<b>Proposed development:</b> Staged development application under Section 83 of the EP&A Act 1979. Stage 1 includes the subdivision of part of the development site to create four residential lots, construction of a new road and the construction of 4 group homes under the provisions of SEPP Affordable Rental Housing 2009. Stage 2 involves the concept land subdivision of the residue lot to create 27 future residential lots.
3	<b>Street address:</b> Lot 602 DP 1130068 and Lot 41 DP 224917, Nos, 58-64 Arnold Avenue, Kellyville.
4	<b>Applicant/Owner:</b> Urban Growth NSW/Minister for Disability Services
5	<b>Type of Regional development:</b> Crown development with a CIV of over \$5 million.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ SEPP Affordable Rental Housing 2009</li> <li>◦ The Hills Local Environmental Plan 2012</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ The Hills DCP 2012</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Reports with draft conditions of consent. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Mr Paul Di Donato from UrbanGrowth</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 5 February 2015 – Briefing Meeting 30 July 2015 – Site Inspection and Final Briefing Meeting
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report