

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **The Hills Shire Council** on **Wednesday 16 December 2015 at 1.00 pm**

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

Apologies: None

Declarations of Interest: Stuart McDonald declared a non-significant non pecuniary interest in relation to this particular matter because the owner is working on unrelated development projects with his firm, SJB Planning. He advised that the owner has not discussed the development application with Mr McDonald and his firm have had no involvement of any nature. As a result Mr McDonald is of the opinion that he will consider the development application in an impartial and objective manner.

Determination and Statement of Reasons

2015SYW020 – The Hills Shire Council, DA906/2015, Proposed residential flat building development, Lot 14 DP 280013, (Previously part Lot 13 DP 280013), corner of Caddies Boulevard and White Hard Drive, Rouse Hill.

Date of determination: 16 December 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 matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The proposed development will add to the supply and choice of housing within the West Central Metropolitan Subregion and The Hills local government area in a location with ready access to the amenities and services available within the Rouse Hill Town Centre and the metropolitan transport service associated with the Norwest Rail Link now under construction.
2. The Panel has considered the applicant's request to vary the development standard contained in Clause 4.1A of The Hills LEP 2012 relating to minimum lot size and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation satisfies the provisions of Clause 4.1A(3) of the LEP and will not result in a building inconsistent with the scale and pattern of buildings within and planned for this locality and the development remains consistent with the underlying intent of the standard and the objectives of the zone.
3. The proposed development is consistent in scale and form with the pattern of development planned for the locality in which the subject site is located.
4. The proposed development adequately satisfies the relevant State Environmental Planning Policies including, SEPP 32 Urban Consolidation, SEPP 65 (Design Quality of Residential Flat Development) and its associated Residential Flat Design Code, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007 and SREP 19 Rouse Hill Development Area. The Panel notes certain acceptable departures from the RFDC are proposed in response to the characteristics of the site and the intense urban development adjacent to the site.
5. The proposal adequately satisfies the provision and objectives of the Hills LEP 2012 and DCP Part D – Rouse Hill Regional Centre.
6. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises or the operation of the local road system.
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.

Conditions: The development application was approved subject to recommended conditions in the Council Assessment Report with deletion of Condition 23. A new Condition 23 is added to read as follows:

Condition23 – External Finishes/Materials to Northern Wall to read as follows:

The northern wall of the building (adjoining the existing loading dock) is required to include a mix of colours and

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finishes to ensure that an appropriate streetscape outcome is achieved. Details are required to be provided to the satisfaction of Council's Manager Development Assessment prior to issue of the construction certificate.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Stuart McDonald
Dave Walker	Michael Edgar	

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SCHEDULE 1

1	JRPP Reference – 2015SYW020, LGA – The Hills Shire Council, DA906/2015
2	Proposed development: Proposed residential flat building development.
3	Street address: Lot 14 DP 280013, (Previously part Lot 13 DP 280013), corner of Caddies Boulevard and White Hard Drive, Rouse Hill.
4	Applicant: GPT Funds Management 2 Pty Ltd and GPT Management Holdings Ltd
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations • Environmental planning instruments: ○ The Hills Local Environmental Plan 2012 ○ SEPP 32 – Urban Consolidation ○ SEPP 65 – Design Quality of Residential Apartment Development ○ Draft SEPP 65 – Design Quality of Residential Apartment Development ○ SREP 19 – Rouse Hill Development Area ○ SREP 20 – Hawkesbury/Nepean River ○ DCP Part D – Section 6 Rouse Hill Regional Centre • Draft environmental planning instruments: Nil • Development control plans: ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • Regulations: ○ 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 and written submissions. Verbal submissions at the panel meeting: • Bob Chambers • Mark Armstrong • David Sleet
8	Meetings and site inspections by the panel: 16 December 2015 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval