

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **The Hills Shire Council** on **Friday 28 August 2015 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher, Dave Walker and Stewart Seale

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW078 – The Hills Shire Council, DA1308/2015, A residential care facility containing one hundred and twenty (12) beds and a basement carpark under the provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, Proposed Lot 311 in a re-subdivision of Lot 301 DP 1160437 – Glenhaven Estate Retirement Village, 15 Old Glenhaven Road, Glenhaven.

Date of determination: 28 August 2015

Decision:

The panel unanimously 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 proposal will provide an aged care facility in an established residential village.
2. The Panel has considered the applicant's request to vary the development standard Clause 4.3 (Height of Buildings) under The Hills LEP. It considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation will not result in a building that is inconsistent with the scale of buildings existing in this locality and the development remains consistent with the underlying intent of the standard and the objectives of the LEP.
3. The proposed development adequately satisfies the relevant State legislation and State Environmental Planning Policies including Rural Fires Act 1997, SEPP Housing for Seniors or People with a Disability 2004 and SEPP 55 Remediation of Land.
4. The proposal adequately satisfies the provisions and objectives of The Hills LEP 2012 and The Hills DCP 2012.
5. The architectural treatment, site development treatment and the landscape treatment adopted for the proposal will effectively integrate the development into the locality in which the site is placed.
6. The proposed development will have no significant adverse impacts on the natural or built environments including impacts on the amenity of adjoining or nearby residential premises.
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.

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Conditions: The development application was approved subject to the conditions recommended in the Council report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Lindsay Fletcher
 Stewart Seale	 Dave Walker	

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SCHEDULE 1	
1	JRPP Reference – 2015SYW078, LGA – The Hills Shire Council, DA1308/2015
2	Proposed development: A residential care facility containing one hundred and twenty (12) beds and a basement carpark under the provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
3	Street address: Proposed Lot 311 in a re-subdivision of Lot 301 DP 1160437 – Glenhaven Estate Retirement Village, 15 Old Glenhaven Road, Glenhaven.
4	Applicant: Knowles Group
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP Housing for Seniors or People with a Disability 2004 ○ SEPP State and Regional Development 2011 ○ SEPP 55 – Remediation of Land ○ The Hills Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • 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 conditions of consent and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Natasha Wells planner for the applicant.
8	Meetings and site inspections by the panel: 28 August 2015 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report

