

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 25 June 2015 at 4.30 pm

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald, Bruce Clarke, Dave Walker and Michael Edgar, Stewart Seale

Apologies: Dave Walker, Michael Edgar - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW015 – The Hills Shire Council – DA215/2013/JP/D – Section 96(2) Modification to amend an approved seniors living development, the proposed modifications include reducing the number of beds in the residential aged care facility from 160 to 142 and increasing the number of self care housing units from 39 units to 53, Lot 101 DP 1129876 and Lot 2 DP 1160957 0 No. 6 Fairway Drive, Kellyville and Castle Hill Country Club, Fairway Drive, Baulkham Hills

Date of determination: 25 June 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*.

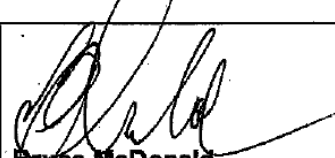
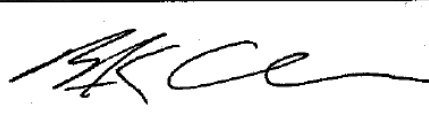
Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The Panel is satisfied that the development to which the consent as modified is substantially the same development as the development for which consent was originally granted.
2. The amended proposal will provide similar benefits to that originally approved.
3. The amended proposal provides adequate compliance with all relevant planning regulation including SEPP Housing for Seniors or People with a Disability 2004.
4. The amended proposal will have similar acceptable impacts on the built and natural environments to that originally approved.
5. In consideration of conclusions 1 – 4 above, the Panel considers the amended proposal is a suitable use of the site and its approval is in the public interest.

Panel members:

 Paul Mitchell (Acting Chair)	 Bruce McDonald	 Bruce Clarke
Dave Walker	Michael Edgar	 STEWART SEALE ALTERNATE

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1	
1	JRPP Reference – 2014SYW015, LGA – The Hills Shire Council, DA 215/2013/JP/D
2	Proposed development: DA215/2013/JP/D – Section 96(2) Modification to amend an approved seniors living development, the proposed modifications include reducing the number of beds in the residential aged care facility from 160 to 142 and increasing the number of self care housing units from 39 units to 53.
3	Street address: Lot 101 DP 1129876 and Lot 2 DP 1160957 0 No. 6 Fairway Drive, Kellyville and Castle Hill Country Club, Fairway Drive, Baulkham Hills
4	Applicant/Owner: Cranbrook Care RACF Pty Limited
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations • Environmental planning instruments: ◦ The Hills Local Environmental Plan 2012 ◦ SEPP Housing for Seniors or people with a disability 2004 ◦ Water Management Act 2000 • Draft environmental planning instruments: Nil • Development control plans: ◦ The Hills DCP 2012 • Planning agreements: Nil • Regulations: ◦ Environmental Planning and Assessment Act 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. Verbal submissions at the panel meeting:
8	Meetings and site inspections by the panel: 25 June 2015 – Final Briefing Meeting
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report