



Joint Regional
Planning Panels

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Agenda and Business Paper

**To be held at 12.30 pm
Thursday 26 November 2015**

**The Hills Shire Council
3 Columbia Court
Community Meeting Room 1 & 2
Baulkham Hills**

Regional Panel Secretariat

23-33 Bridge Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | T 02 9228 2060 | F 02 9228 2066 | E jrppenquiry@jrpp.nsw.gov.au

Sydney West Joint Regional Planning Panel Meeting

AGENDA

26 November 2015

APOLOGIES

DECLARATIONS OF INTEREST

PANEL MEMBERS:

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

BUSINESS ITEMS

The following development applications are referred to the Sydney West Joint Regional Region Planning Panel for determination.

Item No	Subject
1.	2015SYW105 - The Hills Shire Council, DA1347/2015/JP, Masterplan for the Norwest Town Centre Eastern Residential Precinct. The Development Application is for the Masterplan of the Norwest Town Centre Eastern Residential Precinct and seeks to replace the Stage 1 Masterplan approved under DA910/2013/JP. The Masterplan seeks to replace 25 attached dwellings approved under the preceding masterplan with a 12 storey residential flat building containing 76 apartments. Building B1 approved under DA910/2013/JP is proposed to be relocated with three additional attached dwellings proposed to front Solent Circuit. The north-south link road traversing the site is also proposed to be realigned. Overall the Eastern Residential Precinct will provide for 408 dwellings comprising 342 units and 66 attached dwellings. The proposal involves two variations to development standards in The Hills LEP 2012, including Clause 4.3 "Height of Buildings and Clause 4.1B "Minimum Lot Size for Attached Dwellings. The application is classified as 'Nominated Integrated Development' pursuant to Clause 91 of the Environmental Planning and Assessment Act 1979 and Clause 5(1b) of the Environmental Planning and Assessment Regulations 2000, requiring referral to the NSW Office of Water for concurrence, 38 Solent Circuit, Baulkham Hills
2.	2015SYW122 - The Hills Shire Council, DA1560/2015/JP, Residential Flat Building and Neighbourhood Shops The Development Application is for the Construction of a 12 Storey Residential Flat Building comprising 77 apartments (8 x 1 bedroom, 42 x 2 bedroom and 27 x 3 bedroom), ground floor neighbourhood shops and three levels of basement car park containing 178 car spaces. The proposal involves the construction of a link road 15.5 metres wide with an associated temporary turning head in accordance with the road layout proposed under a concurrent masterplan (DA1347/2015/JP). The proposal also involves a Torrens title subdivision of Lot 2103



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	<p>to the create the proposed public road for dedication to Council and the creation of an additional lot with an area of 4,000m² to excise Building A3 from the remaining portion of the East Precinct. The application is classified as 'Nominated Integrated Development' pursuant to Clause 91 of the Environmental Planning and Assessment Act 1979 and Clause 5(1b) of the Environmental Planning and Assessment Regulations 2000, requiring referral to the NSW Office of Water for concurrence. The Development Application will be reported to the NSW Government, Lot 2103 DP 1176614 38 Solent Circuit, Baulkham Hills</p>
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