

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: None

Determination and Statement of Reasons

2015SYW132 – The Hills Shire Council, DA1631/2015, Demolition of existing dwelling and construction of a residential flat building containing ninety-three (93) units and road construction, Lot 122 DP 11104, No. 4 Alan Street, Box 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 Central Western Metropolitan Subregion and The Hills local government area in a location planned for additional housing development.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP Growth Centres 2006, SEPP 65 Design Quality of Residential Flat Buildings and its associated Residential Flat Design Code, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the provisions and objectives of Box Hill Development Control Plan 2014.
4. The proposed development is consistent in scale and form and pattern of development planned for this locality. In this regard the Panel notes the development is an initial urban development in this rural locality which will transform in character.
5. The proposed development 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.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Mr M Edgar and Mr D Walker would not support the approval of this application for the following reasons:

- The bulk and scale of this application is to inconsistent with the development controls with the precinct planning for a resulting in too larger density which is likely to have significant impacts on the servicing, transport and planned open space for the orderly development for this area.
- Accordingly, the Panel as the whole recommends to the Council that it take up the matter of the disconnection between the precinct planning and the SEPP Growth Centres 2006, immediately, with the NSW Department of Planning & Environment in order to resolve these inconsistencies.

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

Panel members:

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

SCHEDULE 1

1	JRPP Reference – 2015SYW132, LGA – The Hills Shire Council, DA1631/2015
2	Proposed development: Demolition of existing dwelling and construction of a residential flat building containing ninety-three (93) units and road construction.
3	Street address: Lot 122 DP 11104, No. 4 Alan Street, Box Hill.
4	Applicant: Box Hill Investment Group Pty Ltd C/- Edmiston Jones
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations • Environmental planning instruments: ◦ State Environmental Planning Policy Growth Centres 2006 ◦ SEPP 65 – Design Quality of Residential Apartment Development ◦ State Environmental Planning Policy (State and Regional development) 2011 ◦ State Environmental Planning Policy Infrastructure 2008 ◦ State Environmental Planning Policy No. 55 – Remediation of Land • 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: • Gabe Reed
8	Meetings and site inspections by the panel: 16 December 2015 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval