

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Hawkesbury City Council on Thursday 5 May 2016 at 4.30pm

Panel Members: Bruce McDonald (Acting Chair), Paul Mitchell, Lindsay Fletcher, Peter Jackson, Kim Ford

Apologies: Mary-Lynne Taylor Declarations of Interest: none

Determination and Statement of Reasons

2015SYW147 – Hawkesbury – DA0467/15 [96 and 322 Grose Vale Road, North Richmond] as described in Schedule 1.

Date of determination: 5 May 2016

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 material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned to formulate a resolution.

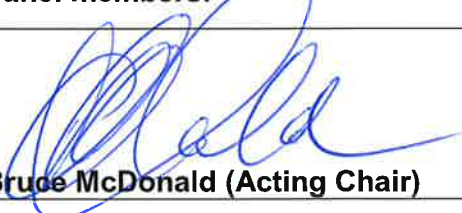




Reasons for the panel decision:

The Panel unanimously agreed to approve the application, subject to the conditions imposed, for the following reasons:

1. The proposed development will add to the supply and choice of housing within the Western Metropolitan Subregion and the Hawkesbury local government area in a location planned and selected for housing after extensive planning investigation which resulted in amendment to Hawkesbury LEP2012 permitting the proposed uses.
2. The proposed development, subject to the conditions imposed adequately satisfies the relevant State legislation and State Environmental Planning Policies including SEPP 55 – Remediation of Land, SEPP 44 – Koala Habitat Protection and SREP No.20 Hawkesbury Nepean River.
3. The proposal adequately satisfies the provisions and objectives Hawkesbury LEP 2012 and Hawkesbury DCP 2002. In particular it is noted that the proposal adequately satisfies the provisions of HELP Part E Chapter 8 which specifically addresses development of Redbank at North Richmond.
4. The proposed development is consistent in scale and form with the pattern of development planned for the site within the Redbank Estate.
5. The proposed development will, subject to the conditions imposed, have no unacceptable adverse impacts on the natural or built environments including natural flora and fauna, the significance of this Heritage Site and of others in the locality, the operation of the local road system or the amenity of residential premises in the vicinity. In this regard the Panel notes that the Heritage Council, Rural Fire Service and Department of Primary Industries (Water) have each provided General Terms of Approval.
6. The Panel has given particular consideration to the ecological impacts of the proposed development and including the specific number of trees to be removed and those to be retained and is satisfied that no unacceptable ecological impacts will result.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and is in the public interest.

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

Panel members:

 Bruce McDonald (Acting Chair)	 Lindsay Fletcher	 Paul Mitchell
 Matt Owens	 Kim Ford	

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW147 – Hawkesbury – DA0467/15
2	Proposed development: Torrens title subdivision to create 59 residential lots, two open space lots and one residue lot
3	Street address: 96 and 322 Grose Vale Road, North Richmond
4	Applicant: North Richmond Joint Venture Owner: BD NSW (MR) Project 007 Pty Ltd (96 Grose Vale Road), Kemsley Pastoral Co Pty Limited (322 Grose Vale Road).
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"> Hawkesbury Local Environmental Plan 2012 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 44 – Koala Habitat Protection State Environmental Planning Policy No. 55 – Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury/Nepean River Catchment Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hawkesbury Development Control Plan 2002 Voluntary Planning Agreement between Hawkesbury City Council, Roads and Maritime Services, Eric Nominees Australia Pty Ltd atf the Redbank Unit Trust, Mararch Dev (Richmond) Pty Ltd, Wengor Dev (Richmond) Pty Ltd, Hatt Pty Ltd and BD NSW (MR) Project O007 Pty Ltd atf BD NSW (MR) Project O007 Unit Trust dated 20 August 2014 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 Environmental Planning and Assessment Act 1979 or EPA Regulation. The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 19 February Verbal Submission at Public Determination Meeting 3 March 2016: <ul style="list-style-type: none"> Bryan Smith on behalf of the North Richmond and District Community Association Colleen Turnbull on behalf of the Community Association Michael Want, Vice President on behalf of the North Richmond & District Community Action Association Sandra Boronyak On behalf of the applicant – Mark Regent, Director Council Assessment Report Dated 21 April 2016 Written submissions during public exhibition: 2 Verbal submissions at Public Determination Meeting 5 May 2016 <ul style="list-style-type: none"> Phill Knobbs Michael Want on behalf of the North Richmond & Districts Community Action Association Bryan Smith Sandra Boronyak On behalf of the Applicant – Mark Regent (Director), Andrew Flarrity (Engineer)
8	Meetings and site inspections by the panel: Site Inspection: 3 March and 5 May 2016 Briefing: 3 March and 5 May 2016 Public Determination Meeting 3 March 2016 (matter deferred) & 5 May 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report