

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 19 May 2016 at 11.00 am

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Stewart Seale

Apologies: Dave Walker Declarations of Interest: none

Determination and Statement of Reasons

2015SYW149 – The Hills – DA229/2016/JF [Lot 2 DP 200844 Lots 1 & 2 DP 773411 Nos. 5-9 Withers Rd Kellyville] as described in Schedule 1.

Date of determination: 19 May 2016

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 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 proposed development will add to the supply and choice of housing within the Northwest Growth Centre and The Hills local government area in a location with ready access to the service and amenities available from the North Kellyville Local Centre
2. The Panel has considered the applicants request to vary the development standard contained in SEPP (Sydney Region Growth Centres) 2006 (cl.4.3) relating to building height and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation will result in buildings and development consistent with that planned for this site and the development remains consistent with the underlying intent of the standard and the objectives of the zone.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006, SEPP 55 Remediation of Land and SEPP 65 Design Quality of Residential Apartment Development and its associated Apartment Design Guide
4. The proposal adequately satisfies the applicable provisions and objectives of the North Kellyville DCP 2014
5. The proposed development is considered to be of appropriate scale and form adequately consistent with the planned character of the locality in which it is placed
6. The proposed development, subject to the conditions imposed, 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 as planned.
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.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Stuart McDonald
		
Stewart Seale		

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW149 – The Hills – 229/2016/JP
2	Proposed development: Three lot subdivision, construction of an extension to York Road and Alessandra Drive and construction of three residential flat buildings (340 units) and child care centre (100 places).
3	Street address: Lot 2 DP 200844 Lots 1 & 2 DP 773411 Nos. 5-9 Withers Rd Kellyville
4	Applicant/Owner: Wakefield Ashurst Development P/L
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations: - Environmental planning instruments: - SEPP Sydney Region Growth Centres 2006 - SEPP 55 – Remediation of Land - SEPP 65 – Design Quality of Residential Flat Development - Draft environmental planning instruments: Nil - Development control plans: - North Kellyville Precinct Development Control Plan - Apartment Design Guide - Planning agreements: Nil - Regulations: nil - 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 <i>Environmental Planning and Assessment Act 1979</i> or EPA Regulation. - The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 6 May 2016 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- Kirk Osborne
8	Meetings and site inspections by the panel: Site inspection: 24 September 2015 Briefing Meeting: 24 September 2015 & 19 May 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report