

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Department of Planning & Environment** on **Wednesday 20 July 2016 at 1.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Lindsay Fletcher

Apologies: None

Declarations of Interest: Lindsay Fletcher declared the Statement of Environmental Effects for this matter was prepared by Planning Ingenuity Pty Ltd. He was previously associated with that company but is no longer and advised that he had no involvement or discussion with anyone in relation to this application and did not consider there to be any conflict of interest.

Determination and Statement of Reasons

2015SYW200 – City of Parramatta Council, DA717/2016, Demolition of existing structures and the construction of a nine storey residential flat building development, CP SP 55055 – Common Property, 780-786 Pennant Hills Road, Carlingford.

Date of determination: 20 July 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 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 North Metropolitan Subregion and the City of Parramatta in a location with ready access to the services and amenities available from Carlingford Village and metropolitan transport services available from Carlingford Rail Station.
2. The Panel has considered the applicant's request to vary the development standards contained in Clause 4.3 (Height of Buildings) under The Hills LEP 2012 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the proposed building is consistent in bulk and scale with that planned for the locality the FSR standard is not exceeded and the variation will not generate additional impacts. It is considered the development remains consistent with the objectives of the standards and the applicable R4 high density residential zoning of the subject site.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP Design Quality of Residential Apartment Development and its associated Apartment Design Code, SEPP 55 – Remediation of Land and SEPP (Infrastructure) 2007.
4. The proposal adequately satisfies the applicable provisions and objectives of The Hills LEP 2012 and The Hills DCP 2012.
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.
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 recommended conditions in the Council assessment report with typographical correction in Condition 7 and with an additional Condition (66A) relating to contamination on site.

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Condition 7 to read as follows: Compliance with the Requirements of the Roads and Maritime Services

Compliance with the following requirements of the RMS outlined in their letter dated 27 November 2015:

1. Roads and Maritime has previously dedicated a strip of land as road along the Pennant Hills Road frontage of the subject property, as shown by grey colour on the attached aerial – "X".

All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Pennant Hills Road boundary.

2. All redundant driveways on Pennant Hills Road are to be removed and replaced with kerb and gutter to Roads and Maritime requirements.

The design and construction of the kerb and gutter crossing on Pennant Hills Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 8849 2138).

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

New Condition 66A Contamination to read as follows:

Ground conditions are to be monitored and should evidence such as, but not limited to, imported fill and/or inappropriate waste disposal indicate the likely presence of contamination on site, works are to cease, Council's Manager- Environment and Health is to be notified and a site contamination investigation is to be carried out in accordance with *State Environmental Planning Policy 55 – Remediation of Land*.

The report is to be submitted to Council's Manager – Environment and Health for review prior to works recommencing on site.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Lindsay Fletcher

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SCHEDULE 1	
1	JRPP Reference – 2015SYW200, LGA – City of Parramatta Council, DA717/2016
2	Proposed development: Demolition of existing structures and the construction of a nine storey residential flat building development.
3	Street address: CP SP 55055 – Common Property, 780-786 Pennant Hills Road, Carlingford.
4	Applicant/Owner: Australian Consulting Architects
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations • Environmental planning instruments: ○ SEPP 65 – Design Quality of Residential Flat Development ○ SEPP (State and Regional Development) 2011 ○ The Hills Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: ○ DCP 2012 Part D Section 12 – Carlingford Precinct ○ DCP 2012 Part B Section 5 – Residential Flat Buildings ○ DCP 2012 Part C Section 1 – Parking ○ DCP 2012 Part C Section 3 - Landscaping • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report, recommended conditions of consent, Plans and supporting documentation with the application and written submissions. Verbal submissions at the panel meeting: Aileen Cheah on behalf of the applicant to answer questions.
8	Meetings and site inspections by the Panel: 20 July 2016 – Final Briefing meeting.
9	Council recommendation: Approval