

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Wednesday 6 July 2016

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Paul Mitchell

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW201 – City of Parramatta, DA256/2015, Section 96(2) modification to an approved residential flat building development, Lot 2 DP 1158967, Lot 101 DP 617754 – 27-33 North Rock Road, North Rocks.

Date of determination: 6 July 2016

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The application is substantially the same as that earlier approved, continues to satisfy the relevant legislation and planning instruments including the ADG which was introduced since the earlier approval and will have no additional impacts on the natural or built environments than the original development.

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

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Paul Mitchell

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SCHEDULE 1	
1	JRPP Reference – 2015SYW201, LGA – City of Parramatta Council, DA256/2015
2	Proposed development Section 96(2) modification to an approved residential flat building development.
3	Street address: Lot 2 DP 1158967, Lot 101 DP 617754 – 27-33 North Rock Road, North Rocks
4	Applicant/Owner: Silky Constructions
5	Type of Regional development: Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979, the development has a capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ The Hills Local Environmental Plan 2012 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ 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: <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 EPA Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with recommended conditions, supporting documentation submitted with the application.
8	Meetings and site inspections by the panel: 27 June 2016 to 6 July 2016 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report