

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 19 October 2016
PANEL MEMBERS	Bruce McDonald (Chair), Stuart McDonald, Richard Thorp and David Ryan
APOLOGIES	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre, 316 Victoria Road, Rydalmere on Wednesday, 19 October 2016, opened at 2:00 pm and closed at 2:25 pm.

MATTER DETERMINED

2016SYW142 – Parramatta – 1124/2016/HB (The Hills LEP) AT 28-34 Donald Street, Carlingford (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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 determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:



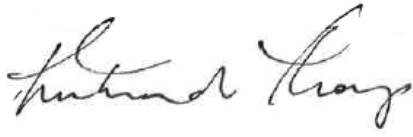

1. The proposed development will add to the supply and choice of housing including affordable housing within the Metropolitan West Central Subregion and the City of Parramatta in a location with access to transport service including the metropolitan rail services available from Carlingford Rail Station and to the services and amenities available within Carlingford Village.
2. The proposed development subject to the conditions imposed adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing) SEPP 55 Remediation of Land 2009 and SEPP 65 – Design Quality Apartment Development and its associated Apartment Design Guide.
3. The proposal adequately satisfies the applicable provisions and objectives of The Hills LEP 2012 and The Hills DCP 2012.
4. The proposed development is considered to be of appropriate scale and form adequately consistent with the planned future character of the locality in which it is placed.
5. 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. In this regard the Panel notes that traffic facility improvements are to be implemented within the precinct.

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.

CONDITIONS

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

PANEL MEMBERS	
 Bruce McDonald (Chair)	 Stuart McDonald
 Richard Thorp	 David Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW142 – Parramatta – 1124/2016/HB (The Hills LEP)
2	PROPOSED DEVELOPMENT	The Development Application is for the demolition of existing structures, consolidation of lots and the construction of 48 residential units including 23 in-fill affordable rental housing units under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009. The development comprises 6 x 1 bedroom, 34 x 2 bedroom and 8 x 3 bedroom units with associated basement car parking containing 50 car parking spaces.
3	STREET ADDRESS	28-34 Donald Street, Carlingford
4	APPLICANT/OWNER	Ghazi Al Ali Architect / TNJ Property Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million (Affordable Housing)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality Apartment Development • State Environmental Planning Policy (Affordable Rental Housing) 2009 • State Environmental Planning Policy (State and Regional Development) 2011 • The Hills Local Environmental Plan 2012 • The Hills Development Control Plan 2012 <ul style="list-style-type: none"> ○ Part B Section 5 – Residential Flat Buildings ○ Part C Section 1 – Parking ○ Part C Section 3 – Landscaping ○ Part D Section 12 – Carlingford Precinct • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report dated 19 October 2016 • Written submissions during public exhibition: two • Verbal submissions at the panel meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Iqra Hoda
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting and site visit on Wednesday 17 August 2016 • Final briefing meeting on Wednesday 19 October 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report