

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 15 September 2014 and 30 September 2014

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

Apologies: None Declarations of Interest: Dave Walker and Michael Edgar

Determination and Statement of Reasons

2013SYW057 – The Hills Shire Council – DA No. 1287/2013/JP [at 6 – 14 Castle Street, Castle Hill] as described in Schedule 1.

Date of determination: 30 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A 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:

- The panel considers that the applicant has provided sufficient planning grounds to establish that compliance with the development standards in The Hills LEP is unnecessary in relation to the Floor Space Ratio and Height.
- The proposed development will serve the public interest by providing a more contemporary retail centre facility consistent with the role of Castle Hill CBD.
- Issues relating to parking supply and management and to traffic management are adequately addressed.
- The proposed development will not cause more impact on the built or natural environments than does the existing centre.

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

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Paul Mitchell

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2013SYW057 – The Hills Shire Council – DA No. 1287/2013/JP
2	Proposed development: Alterations and Additions to Castle Towers Shopping Centre
3	Street address: 6-14 Castle Street, Castle Hill
4	Applicant: QIC Ltd
5	Type of Regional development: Capital investment value in excess of \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • LEP 2012 • DCP Part B Section 6 – Business • DCP Part C Section 1 – Parking • SREP 20 – Hawkesbury Nepean River • SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) • 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.
7	Material considered by the panel: Council Assessment Report Dated 11 September 2014 Written submissions during public exhibition: None
8	Meetings and site inspections by the panel: Briefing meetings on 25 July 2013 and 13 March 2014
9	Council recommendation: Approval
10	Draft conditions: attached to report