

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 16 October 2014 at 11.30 am

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald, Lindsay Fletcher

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

Determination and Statement of Reasons

2014SYW052 - The Hills, DA1194/2014, An integrated housing development comprising 153 dwellings and community title subdivision, Lot 48 DP 280036, Caddies Boulevard, Rouse Hill

Date of determination: 16 October 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.

Panel decision:

Standard Variation

Having considered the applicant's request to vary the development standard contained in Clause 4.6 of THELP 2012 The Panel considers that compliance with the standard is unnecessary in the circumstances of this proposal, and that there are sufficient environmental planning grounds to justify the requested variation.

Approval Reasons

1. The proposed development will add to the supply and choice of housing within the Northwest Metropolitan Subregion and the Hills Shire in a location near to local and regional transport services, and to the services and facilities offered by Rouse Hill Regional Centre.
2. The scale, architectural and landscape design proposed are consistent with the planned future of the subject area of the Rouse Hill Regional Centre as shown in the Rouse Hill Masterplan and Central Residential Precinct Plan.
3. The proposal, subject to the variation of the development standard contained in Clause 4.6, is consistent with the provisions of T.H.E.L.P. 2012, and acceptably compliant with the relevant provisions of T.H.D.C.P.
4. The proposed development will have no material adverse impacts on the natural or built environments, including the Heritage significance of Mungerie House.
5. In consideration of conclusions 1-4 above the Panel considers that 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 and as amended at the meeting.

Panel members:



Paul Mitchell (Acting Chair)



Bruce McDonald



Lindsay Fletcher

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

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| 1 | JRPP Reference – 2014SYW052, LGA – The Hills Shire Council, DA 1191/2014 |
| 2 | Proposed development: An integrated housing development comprising 153 dwellings and community title subdivision. |
| 3 | Street address: Lot 48 DP 280036, Caddies Boulevard, Rouse Hill. |
| 4 | Applicant/Owner: Lend lease GPT Rouse Hill Pty Ltd |
| 5 | Type of Regional development: Capital Investment Value > \$20M |
| 6 | Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ The Hills Local Environment Plan 2012 (THELP 2012) ○ DCP Part D Section 6 – Rouse Hill Regional Centre ○ SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) ○ SREP 20 – Hawkesbury Nepean River • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 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. |
| 7 | Material considered by the panel: Council Assessment Report Written submissions: one |
| 8 | Meetings and site inspections by the panel: 15 May 2014 - briefing meeting, 16 October 2014 site inspection and final briefing meeting. |
| 9 | Council recommendation: Approval |
| 10 | Reasons: Attached to council assessment report |