

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Wednesday 20 January 2016

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald and Dave Walker and Michael Edgar

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW027 - The Hills Shire Council, 965/2015/JP, Proposed Residential Flat Building, Proposed Residential Flat Building comprising 94 units, Lot 13 DP 280013, Corner of Caddies Boulevard and Main Street, Rouse Hill.

Date of determination: 09 February 2016

Panel consideration:



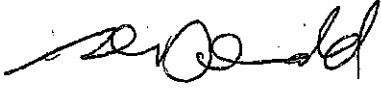


The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The Applicant's Clause 4.6 request to vary the development standard relating to Clause 4.1A of LEP 2012 is acceptable in the circumstances of this case.
2. The proposed development will provide additional supply and choice of housing in allocation planned for that purpose taking advantage of the sites location proximate to the planned metropolitan rail service, the facilities of Rouse Hill Town Centre and the nearby local public open space.
3. In this context and having regard to the particular constraining characteristics of the subject site the Panel considers the departures from the related local planning instruments to be acceptable.

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

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Stuart McDonald
 Dave Walker	 Michael Edgar	

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SCHEDULE 1

1	JRPP Reference – 2015SYW027, LGA – The Hills Shire Council, DA/965/2015
2	Proposed development: Proposed Residential Flat Building, Proposed Residential Flat Building comprising 94 units.
3	Street address: Lot 13 DP 280013, Corner of Caddies Boulevard and Main Street, Rouse Hill.
4	Applicant/Owner: GPT Funds Management 2 Pty Ltd.
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"> ◦ LEP 2012 ◦ SEPP 32 – Urban Consolidation ◦ SREP 19 – Rouse Hill Development Area ◦ SRER 20 – Hawkesbury/Nepean River • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Development Control Plan Part D – Section 6 Rouse Hill Regional Centre • 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.
7	Material considered by the panel: Council assessment report with recommended conditions.
8	Meetings and site inspections by the panel: 15 January 2016 to 9 February 2016 - Electronic Determination
9	Council recommendation: Approval
10	Conditions: Conditions attached to council assessment report