

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **The Hills Shire Council** on **Friday 28 August 2015 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Lindsay Fletcher

Apologies: Dave Walker and Stewart Seale

Declarations of Interest: The Council Panel Members abstained from attendance as panellists, as this was a Council application.

Determination and Statement of Reasons

2015SYW034 – The Hills Shire Council, DA998/2015, Construction of a baseball field, a multi-purpose football field, 2 multi-purpose football fields co-located with a cricket field, 2 amenities buildings, 2 car parks and associated access roads and a shared pedestrian path network, Lot 2 DP 1129940, Lot 3001 DP 1038814, Lot 2 DP 1031575, Lot 309 DP 1184385, Lot 1 DP 1184385 – Caddies Creek Sports Complex Reserve No. 413, Millcroft Way, Beaumont Hills.

Date of determination: 28 August 2015

Decision:

The panel unanimously determined to approve the development application as described in Schedule 1 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 matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The proposed development will provide additional recreation facilities in a location planned for that purpose since 1991. This will add to the amenity of residents within the existing, newly established and growing residential settlements of Kellyville and Rouse Hill by extending access to leisure opportunities and providing further opportunity for community focus and activities to those in these communities.
2. The proposed development, subject to the conditions imposed, adequately satisfies the relevant State legislation and State Environmental Planning Policies including the Water Management Act 2000, the National Parks and Wildlife Act, SEPP (Infrastructure) 2007, SEPP 55 Remediation of Land and SEPP 19 Bushland in Urban Areas.
3. The proposal is adequately consistent with the provisions and objectives of The Hills LEP 2012 and The Hills DCP 2012.
4. Subject to the conditions imposed the proposed development will have no unacceptable adverse impacts on the natural or built environments including impacts on flow patterns of the local waterways, sustainability of natural bushland species, the amenity of nearby residential premises and the performance of the local road network. In this regard the Panel notes the road widening and intersection signaling works that are to be carried out in conjunction with the proposed development.
5. In consideration of conclusions 1-4 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 recommended in the Council report with amendments to Condition 2 to read as follows:

- Compliance with the requirements of the Office of Environment and Heritage.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Lindsay Fletcher

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SCHEDULE 1

1	JRPP Reference – 2015SYW034, LGA – The Hills Shire Council, DA998/2015
2	Proposed development: Construction of a baseball field, a multi-purpose football field, 2 multi-purpose football fields co-located with a cricket field, 2 amenities buildings, 2 car parks and associated access roads and a shared pedestrian path network.
3	Street address: Lot 2 DP 1129940, Lot 3001 DP 1038814, Lot 2 DP 1031575, Lot 309 DP 1184385, Lot 1 DP 1184385 – Caddies Creek Sports Complex Reserve No. 413, Millcroft Way, Beaumont Hills.
4	Applicant: The Hills Shire Council
5	Type of Regional development: Council related development - Capital Investment Value >\$5 million
6	Relevant mandatory considerations • Environmental planning instruments: ○ SEPP State and Regional Development 2011 ○ State Environmental Planning Policy Infrastructure 2008 ○ State Environmental Planning Policy No. 19 – Bushland in urban areas ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ The Hills Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • Regulations: ○ 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 conditions of consent and written submissions. Verbal submissions at the panel meeting: • Larry Kumst • Dave Walker
8	Meetings and site inspections by the panel: 28 August 2015 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report