

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 9 April 2015 at 10.30 pm

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Michael Edgar, Stewart Seale

Apologies: Paul Mitchell, Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYW047 – The Hills Shire Council – DA298/2011/JP/D – Section 96(2) Modification to an Approved place of worship, Delete Condition 10 of Development Consent No. 298/2011/JP which relates to the requirements of the NSW Roads and Maritime Services outlined in their letter dated 3 November 2010.**

**Date of determination:** 9 April 2015

#### Decision:

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*.

#### Panel consideration:

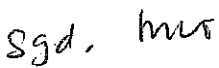
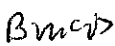


The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

1. The Panel agrees with the Council's assessment that this amending application is substantially the same and consistent with the original approval.
2. The Panel notes that the RMS is aware of this amending application and does not oppose the removal of Condition 10.
3. The application adequately satisfies the provisions of SEPP infrastructure and will have no greater impact on the surrounding built environment.
4. The traffic issues of concern to the two submitters have been addressed satisfactorily by the approved Parking Management Plan.
5. The Panel agrees to delete Condition 10 and to substitute the following condition:

*Access to the site via North Rocks Road during Sunday services and major events is prohibited as documented in the approved Parking Management Plan prepared by Parking and Traffic Consultants dated 19 March 2015.*

#### Panel members:

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	
 <b>Michael Edgar</b>	 <b>Stewart Seale</b>	

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – 2015SYW047, LGA – The Hills Shire Council, DA298/2011/JP/D</b>
2	<b>Proposed development:</b> Section 96(2) Modification to an Approved place of worship, Delete Condition 10 of Development Consent No. 298/2011/JP which relates to the requirements of the NSW Roads and Maritime Services outlined in their letter dated 3 November 2010.
3	<b>Street address:</b> 219a North Rocks Road, North Rocks
4	<b>Applicant/Owner:</b> Sydney Sae Soon Presbyterian Church Inc
5	<b>Type of Regional development:</b> Capital Investment Value > \$5M Private Infrastructure and Community Facilities
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>List all of the relevant environmental planning instruments: s79C(1)(a)(i) <ul style="list-style-type: none"> <li>- State Environmental Planning Policy (State and Regional Development) 2011</li> <li>- State Environmental Planning Policy (Infrastructure) 2007</li> <li>- The Hills Local Environment Plan 2012</li> </ul> </li> <li>List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: <ul style="list-style-type: none"> <li>s79C(1)(a)(ii) <ul style="list-style-type: none"> <li>- Nil</li> </ul> </li> <li>List any relevant development control plan: <ul style="list-style-type: none"> <li>s79C(1)(a)(iii) <ul style="list-style-type: none"> <li>- DCP 2012 Part B Section 7 - Industrial</li> </ul> </li> <li>List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv) <ul style="list-style-type: none"> <li>- Nil</li> </ul> </li> <li>List any coastal zone management plan: <ul style="list-style-type: none"> <li>s79C(1)(a)(v) <ul style="list-style-type: none"> <li>- Nil</li> </ul> </li> <li>List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> <li>- Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> </ul> </li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>The suitability of the site for the development.</li> <li>Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>The public interest.</li> </ul> </li></ul></li></ul>
7	<b>Material considered by the panel:</b> Council assessment report with recommended conditions and written submissions. <del>Verbal submissions at the panel meeting:</del> <i>NONE</i>
8	<b>Meetings and site inspections by the panel:</b> Site Inspection 9 April 2015
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report.