

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **The Hills Shire Council** on **Wednesday 16 December 2015 at 1.00 pm**

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW092 – The Hills Shire Council, DA1397/2015, Masterplan – Box Hill North. 33 Properties generally bound by Cataract Road, Old Pitt Town Road, Red Gables Road, Janpieter Road, Maguires Road & Terry Road, Box Hill – Lot 1 DP 11126, Lot 1 DP 207750, Lot 1 329953, Lot 1 DP 564211, Lot 1 DP 567785, Lots 9 & 10 DP 593517, Lots 15-18, 21, 22, 23, 25, 26, 27, 29, 30, 31, 40, 41, 43, 44, 45, 46, 47 DP 255616, Lots 2 & 3 DP 11126, Lots 2 & 4 DP 253552, Lot 4 DP 135301, Lot 5 DP 658286.

Date of determination: 16 December 2015

Decision:

The Panel determined, by majority of 4:1 (M Taylor, B McDonald, S McDonald and M Edgar, D Walker dissenting) to defer determining the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979* until concurrence is provided by the Office of Environment and Heritage and a longer & expanded report is provided to include the following additional information:

- A description of any physical works to be approved in this application;
- A fuller explanation of the extend of investigation into environmental matters;
- A fuller explanation of the investigation into the individual elements of the Strategy referred to in this report;
- An explanation of the implications of approval of this application upon sites within the application area not owned by the application.

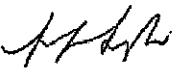
This information is requested to the prior of next meeting of the panel.

Mr Walker dissented to the deferral of the application as he believes that the application should not be further delayed because of a failure of the Office of Environment and Heritage to provide their response and in the circumstances he would prefer the matter to be decided by a deferred commencement consent.

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.

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – 2015SYW092, LGA – The Hills Shire Council, DA1397/2015
2	Proposed development: Masterplan – Box Hill North.
3	Street address: 33 Properties generally bound by Cataract Road, Old Pitt Town Road, Red Gables Road, Janpieter Road, Maguires Road & Terry Road, Box Hill – Lot 1 DP 11126, Lot 1 DP 207750, Lot 1 329953, Lot 1 DP 564211, Lot 1 DP 567785, Lots 9 & 10 DP 593517, Lots 15-18, 21, 22, 23, 25, 26, 27, 29, 30, 31, 40, 41, 43, 44, 45, 46, 47 DP 255616, Lots 2 & 3 DP 11126, Lots 2 & 4 DP 253552, Lot 4 DP 135301, Lot 5 DP 658286.
4	Applicant: Cellestino (Formerly EJC Ptd Ltd)
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations • Environmental planning instruments: ◦ State Environmental Planning Policy (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 ◦ State Environmental Planning Growth Centres 2006 ◦ 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 and written submissions. Verbal submissions at the panel meeting: • Matthew Scard • Chris Wilson
8	Meetings and site inspections by the panel: 16 December 2015 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Deferral