




## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on 29 October 2015 at 11.30 am		
Panel Members: Paul Mitchell (Chair), Bruce McDonald, Lindsay Fletcher		
Apologies: Dave Walker    Declarations of Interest: Michael Edgar & Stewart Seal both of whom withdrew from the meeting for this item		
<b>Determination and Statement of Reasons</b>		
<b>2015SYW156 – THE HILLS – DA1021/2015/JP [316-340A North Rocks Road and 11 New North Rock Road, North Rocks] as described in Schedule 1.</b>		
<b>Date of determination:</b> 29 October 2015		
<b>Decision:</b> The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
<b>Panel consideration:</b> 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.		
<b>Reasons for the panel decision:</b> <ol style="list-style-type: none"> <li>1. The proposed development will add to the retail services offered to residents within the North Rocks Shopping Centre trade catchment area. The Panel notes the existing child care centre is to be replaced nearby.</li> <li>2. The proposed development adequately satisfies the relevant State Environmental Planning Policies <i>including</i> SEPP 55 Remediation of Land. In reaching that conclusion the Panel was provided with a supplementary report dealing with SEPP 55. It noted that the site had been used as a child care centre since 1969 and there was no evidence of potentially contaminating activities prior to that time. Accordingly, the panel considered that the site was uncontaminated and suitable for the proposed use.</li> <li>3. The proposal adequately satisfies the provision and objectives of The Hills LEP 2012 and The Hills DCP 2011.</li> <li>4. The proposed development subject to the conditions in place including trial period conditions, will have no significant adverse impacts on the natural or built environments including the amenity of nearby residential premises relating to noise intrusion, light spill and overshadowing or the operation of local road network.</li> <li>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.</li> </ol>		
<b>Conditions:</b> The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.		
<b>Panel members:</b>		
		
<b>Paul Mitchell (Chair)</b>	<b>Bruce McDonald</b>	<b>Lindsay Fletcher</b>

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### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015SYW156 – THE HILLS – DA1021/2015/JP
2	<b>Proposed development:</b> Alterations and Additions to Westfield North Rocks Shopping Centre
3	<b>Street address:</b> 316-340A North Rocks Road and 11 New North Rock Road, North Rocks
4	<b>Applicant:</b> CHALLENGER LIFE NOMINEES P/L <b>Owner:</b> CHALLENGER LIFE NOMINEES P/L & THE HILLS SHIRE COUNCIL
5	<b>Type of Regional development:</b> CIV >\$5 million Council Interest
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• The Hills Local Environmental Plan 2012</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011.</li> <li>• DCP 2012 Part B, Section 6 – Business</li> <li>• DCP 2012 Part C, Section 1 – Parking</li> <li>• DCP 2012 Part C, Section 3 – Landscaping</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 Environmental Planning Assessment Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 18 October 2015 Written submissions during public exhibition: 5 Verbal submissions at the panel meeting: Support- XX; Against- XX; On behalf of the applicant- XX
8	<b>Meetings and site inspections by the panel:</b> Site inspection, briefing meeting & determination meeting – 29 October 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Contained in Assessment Report