

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	11 June 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Stuart McDonald, Mark Colburt and Chandi Saba
APOLOGIES	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 29 May 2019 and 11 June 2019.

MATTER DETERMINED

Panel Ref – 2016SWC009 – LGA – The Hills – DA1009/2017 at Lots 11, 13, 15, 25 ad 26 DP 270520 and Lot 16 DP280013, Rouse Hill Drive, Rouse Hill (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

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

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

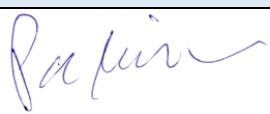

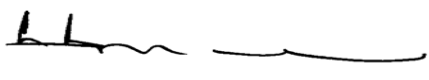
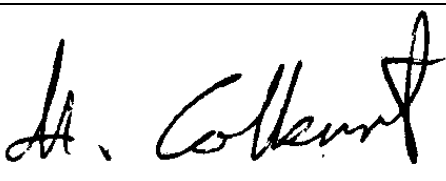
The decision was unanimous.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Stuart McDonald
 Chandi Saba	 Mark Colburt

1	PANEL REF – LGA – DA NO.	Panel Ref – 2016SWC009 – LGA – The Hills – DA1009/2017
2	PROPOSED DEVELOPMENT	Construction of a basement carpark and associated works
3	STREET ADDRESS	Lots 11, 13, 15, 25 ad 26 DP 270520 and Lot 16 DP280013, Rouse Hill Drive, Rouse Hill
4	APPLICANT/OWNER	Applicant – GPT Funds Management C/-BBC Consulting Planners
5	TYPE OF REGIONAL DEVELOPMENT	CIV exceeding \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ SREP 20 – Hawkesbury Nepean River ○ Local Environmental Plan 2012 • 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 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: May 2019 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing – 16 February 2017 • Briefing – 23 May 2019 • Papers circulated electronically between 29 May 2019 and 11 June 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

