

<b>DATE OF DETERMINATION</b>	18 August 2016
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher, Dave Walker and Michael Edgar
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at The Hills Shire Council on Thursday, 18 August 2016, opened at 2:30pm and closed at 3:00pm.

#### **MATTER DETERMINED**

2016SYW138 - The Hills Shire Council, DA1368/2015/JP - Nos. 2 - 4 Gum Nut Place, Kellyville (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 meetings and the matters observed at site inspections listed at item 8 in Schedule 1.


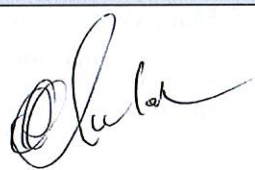



The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80/96 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

#### **REASONS FOR THE DECISION**

- The proposed development will add to the cultural amenity of the North West Sydney Regional Growth Centre and The Hills local government providing a place of worship for the community within this rapidly growing locality.
- The proposed development subject to the conditions applied adequately satisfies the relevant State legislation and the State Environmental Planning Policies including, the Rural Fires Act 1979, SEPP Sydney Region Growth Centres 2008, SEPP 55 – Remediation of Land and SEPP – Infrastructure 2007.
- The proposal is consistent with the Masterplan previously approved in relation to this development and adequately satisfies the provisions and objectives of The Hills – North Kellyville DCP 2008.
- The proposed development subject to the conditions imposed with deletion from the development of the pylon pole fronting Hezlett Road will have no unacceptable adverse impacts on the natural or built environments including impacts on nearby residential developments, the operation of local road network.
- In consideration of the above conclusions 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 in the Council Assessment Report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Bruce McDonald
 Lindsay Fletcher	 Dave Walker
 Michael Edgar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW138 - The Hills Shire Council, DA1368/2015/JP
2	PROPOSED DEVELOPMENT	Place of Public Worship
3	STREET ADDRESS	Lot 1, DP 242713 and Lot 6 DP 241932 - Nos. 2 - 4 Gum Nut Close, Kellyville
4	APPLICANT/OWNER	Australasian Conference Association Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Sydney Region Growth Centres) 2008</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy Infrastructure 2008</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• SEPP No. 64 – Advertising and Signage</li> </ul> <p>Draft environmental planning instruments: Nil</p> <p>Development control plans:</p>



		<ul style="list-style-type: none"> <li>• North Kellyville DCP 2008</li> <li>• DCP 2012 Part C Section 1 – Parking</li> <li>• DCP 2012 Part C Section 2 – Signage</li> <li>• DCP 2012 Part C Section 3 - Landscaping</li> </ul> <p>Planning agreements: Nil</p> <p>Regulations:</p> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act Regulation 2000</li> </ul> <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</p> <p>The suitability of the site for the development.</p> <p>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The public interest, including the principles of ecologically sustainable development.</p>
7	MATERIAL CONSIDERED BY THE PANEL	<p>Council Assessment Report: <b>18 August 2016</b></p> <p>Written submissions during public exhibition: two</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>• Support – nil</li> <li>• Object – nil</li> <li>• On behalf of the applicant – Stephen Earp</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<p>20 July 2016 – Site Inspection</p> <p>20 July 2016 – Briefing Meeting</p> <p>18 August 2016 – Final Briefing Meeting</p>
9	COUNCIL RECOMMENDATION	<b>Approve</b>
10	DRAFT CONDITIONS	Attached to the council assessment report

