

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Thursday 21 September 2017
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Stewart Seale
APOLOGIES	Edward Blakely, Michael Edgar

MATTER DETERMINED

2017SWC019 – The Hills Shire – DA 984/2017/JP at NO. 6 Edwards Road, Nelson (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 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:





The Panel determines the application by granting approval for the following reasons:

- The proposal is compatible with the objectives of the RU6 zone in that it will achieve a satisfactory transition between the adjoining rural and urban areas.
- The proposal satisfies all applicable development standards and most guidelines; the variations in the latter are considered to be inconsequential.
- The proposal will provide a valuable community facility.
- The Panel has carefully considered the issues raised by the small number of objectors and believes they are generally addressed by the recommended conditions or will not have material impacts.
- 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 Development Control Plan (DCP) variation to site coverage is considered to be acceptable given the interface of the site to residential land which will be developed in a much greater intensity than the subject land.
- The DCP variation to side setback is considered reasonable as it complies with the standard in place at the time of lodgement and no amenity impacts are likely to arise to the adjoining owner.
- For the reasons given above, approval of the proposal will be in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, with the following amendments:

- Addition **Condition 1A** – The sign to be erected on the site will contain information relating to the appropriate contact officer with both landline and mobile telephone numbers.
- Amend **Condition 2** - To include the following additional uses of the worship hall:
Purpose: Easter and Christmas services, and up to five (5) additional services per annum for events such as funerals, weddings and christenings. Hours: 9am to 6pm

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Peter Brennan	 Stewart Seale

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SWC019 – The Hills Shire – DA 984/2017/JP
2	PROPOSED DEVELOPMENT	Place of worship - Demolition of sheds and construction of a place of worship
3	STREET ADDRESS	NO. 6 Edwards Road, Nelson
4	APPLICANT/OWNER	APPLICANT: CONSTRUCTIVE DIALOGUE ARCHITECTS OWNERS: THE SALVATION ARMY (NSW) PROPERTY TRUST
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (SEPP) (STATE AND REGIONAL DEVELOPMENT) 2011 ○ SEPP NO. 55 — REMEDIATION OF LAND ○ State Regional Environmental Plan NO. 20 – HAWKESBURY NEPEAN RIVER ○ The Hills Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ THE HILLS Development Control Plan (DCP) 2012 <ul style="list-style-type: none"> - DCP PART B SECTION 1 - RURAL - DCP PART C SECTION 1 – PARKING - DCP PART C SECTION 2 – SIGNAGE - DCP PART C SECTION 3 – LANDSCAPING • 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: Report dated 20 December 2016, received by the Secretariat on 1 September 2017 • Written submissions during public exhibition: Two (2) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Object – Ms W Masulk ○ On behalf of the applicant – Adam Byrnes – Think Planners, Major Mervyn Holland – Salvation Army
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection 21 September 2017 • Final briefing meeting to discuss council's recommendation, 21 September 10:00 am to 10:15 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan ○ <u>Council assessment staff</u>: Greg Samardzic, Paul Osborne, Cameron McKenzie
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report