



DATE OF DETERMINATION	3 October 2017
PANEL MEMBERS	Edward Blakely (Chair), Paul Mitchell, Mary-Lynne Taylor, Michael Edgar and Stewart Seale
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 26 September 2017 and 3 October 2017.

MATTER DETERMINED

2017SWC021 – The Hills – 906/2015/JP/A AT 98 Caddies Boulevard, 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 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 96 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:

1. The modified application is substantially the same as the approved development.
2. The location justifies the variation in car parking
3. The modified application is still in keeping with the Masterplan, the Precinct plan and The Hills Future Community Strategic Plan.

CONDITIONS

The development application was approved subject to the original conditions, as modified by the Council Assessment Report.

PANEL MEMBERS	
Edward Blakely (Chair) 	Mary-Lynne Taylor 
Paul Mitchell 	Michael Edgar 
Stewart Seale 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC021 – The Hills – 906/2015/JP/A
2	PROPOSED DEVELOPMENT	Section 96(2) Modification to an Approved Apartment Development
3	STREET ADDRESS	98 Caddies Boulevard, Rouse Hill
4	APPLICANT and OWNER	AUX Real Estate & Development (NSW) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 – Section 79C • Environmental Planning and Assessment Act 1979 – Section 96 • State Environmental Planning Policy No 32 – Urban Consolidation • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development • Sydney Regional Environmental Plan No 19 – Rouse Hill Development Area • Sydney Regional Environmental Plan No 20 – Hawkesbury/Nepean River • The Hills Local Environmental Plan 2012 • Apartment Design Guidelines • The Hills Development Control Plan 2012 – Part D – Section 6 Rouse Hill Regional Centre • 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: 26 September 2017 • Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic discussion between 26 September 2017 and 3 October 2017 The Sydney West Joint Regional Planning Panel visited the site on 16 December 2015 in association with the original application (2015SYW020 – DA906/2015)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Recommended amendments to approved conditions were attached to the council assessment report