

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	15 December 2017
PANEL MEMBERS	Mary-Lynne Taylor, Paul Mitchell, Michael Edgar
APOLOGIES	Ed Blakely, Stewart Searle
DECLARATIONS OF INTEREST	None

Electronic meeting held between 21 November 2017 and 15 December 2017.

MATTER DETERMINED

2017SCW098 – The Hills – DA983/2015/JP/A at 2-4 Bellcast Road (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 application does not amend any plans and the modifications are in relation only to the conditions of consent. The modified conditions of consent are satisfactory to the applicant and to the relevant state railway authority.

CONDITIONS

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

PANEL MEMBERS	
	
Mary-Lynne Taylor (Chair)	Paul Mitchell
Approved by email 15 December 2017	
Michael Edgar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC098 – The Hills – DA983/2015/JP/A
2	PROPOSED DEVELOPMENT	Section 96(2) modification to an approved apartment development.
3	STREET ADDRESS	LOT 3 DP 280009, NO. 2-4 BELLCAST ROAD (CORNER OF BELLCAST ROAD, SANCTUARY DRIVE AND PICKET PLACE), ROUSE HILL
4	APPLICANT/OWNER	Lend Lease GPT (Rouse Hill) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No.32 – Urban Consolidation ○ State Environmental Planning Policy No. 65 – Design Quality of a Residential Apartment Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan No.19 – Rouse Hill Development Area (Deemed SEPP) ○ Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River (Deemed SEPP) ○ 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 2012 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: 17 November 2017 • Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Nil
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report