

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	26 July 2018
PANEL MEMBERS	Paul Mitchell (Chair), Stuart McDonald and Michael Edgar
APOLOGIES	Mary-Lynne Taylor and Stewart Seale
DECLARATIONS OF INTEREST	None

Electronic meeting held between 19 July 2018 and 26 July 2018.

MATTER DETERMINED

2017SWC140 – The Hills – DA 318/2010/JP/E at Lot DP 251094 Mile End Rd, 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 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.




The decision was unanimous.

REASONS FOR THE DECISION

The Panel was satisfied that the modified proposal is substantially the same as the development approved for the site. The Panel determined to approve the modification application for the reasons outlined in the council assessment report.

CONDITIONS

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

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Stuart McDonald
 Michael Edgar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC140 – The Hills – DA 318/2010/JP/E – Lot DP 251094 Mile End Rd, Rouse Hill
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to an approved staged warehouse development
3	STREET ADDRESS	Lot DP 251094 Mile End Rd, Rouse Hill
4	APPLICANT/OWNER	Full Tilt Constructions P/L/N and D Shedden
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(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 (State and Regional Development) 2011 State Environmental Planning Policy No 55 – Remediation of Land Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> The Hills Development Control Plan: <ul style="list-style-type: none"> Part B Section 7 – Industrial Part C Section 1 – Parking Part C Section 2 - Signage 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: 19 July 2018 Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing report send to Panel on 8 March 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report