

DATE OF DETERMINATION	Tuesday, 5 November 2019
PANEL MEMBERS	Paul Mitchell (Chair), Mary-Lynne Taylor and Mark Colburt
APOLOGIES	Chandi Saba
DECLARATIONS OF INTEREST	Stewart Seale: Was the Chairperson of Council’s Design Excellence Panel when the proposal was considered on several occasions.

Papers circulated electronically between 29 October 2019 and 5 November 2019.

MATTER DETERMINED

2018SWC095 – The Hills Shire Council - DA198/2019/JP - Lot 26 DP 270520 Commercial Road, Rouse Hill - Residential Flat Building Development (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION




- The panel determined to approve the 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 with the following amendments.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Paul Mitchell (Chair)	 Mary-Lynne Taylor
 Mark Colburt	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2018SWC095 – The Hills Shire Council - DA198/2019/JP
2	PROPOSED DEVELOPMENT	Residential Flat Building Development
3	STREET ADDRESS	Lot 26 DP 270520 Commercial Road, Rouse Hill
4	APPLICANT/OWNER	GP Funds Management C/- BBC Consulting Planner
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP State and Regional Development 2011 ○ SEPP 55 – Remediation of Land ○ SEPP Design Quality of Residential Flat Development ○ SREP 20 – Hawkesbury Nepean River ○ Apartment Design Guidelines ○ LEP 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ DCP Part D Section 6 – Rouse Hill Regional Centre ○ DCP Part B Section 5 – Residential Flat Buildings • 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: 25 October 2019 • Written submissions during public exhibition: Nil
8	PAPERS CIRCULATED ELECTRONICALLY	Papers were circulated electronically between Tuesday, 29 October 2019 and Tuesday, 5 November 2019.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report