

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	22 December 2020
PANEL MEMBERS	David Ryan (Acting Chair), Noni Ruker and Mark Colburt
APOLOGIES	Abigail Goldberg and Chandi Saba
DECLARATIONS OF INTEREST	Ms Morrish advised that she is conflicted with the other town centre DA's for Rouse Hill due to her previous work on it.

Papers circulated electronically on 2 December 2020.

MATTER DETERMINED

2019CCI006 – The Hills Shire - 1007/2019/JP, Lots 11, 13, 15 and 25 DP 270520 and Lot 16 DP 280013, Main Street, Civic Way, Tempus Street and Windsor Road, Rouse Hill, Apartment Building Development of Two Buildings containing a Total of 154 Units (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submission made during the public exhibition. The Panel notes that issues of concern in the written submission included:

- Increased traffic.

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
	
David Ryan (Acting Chair)	Noni Ruker
	
Mark Colburt	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019CCI006 – The Hills Shire - 1007/2019/JP
2	PROPOSED DEVELOPMENT	Apartment Building Development of Two Buildings containing a Total of 154 Units
3	STREET ADDRESS	Lots 11, 13, 15 and 25 DP 270520 and Lot 16 DP 280013, Main Street, Civic Way, Tempus Street and Windsor Road, Rouse Hill
4	APPLICANT/OWNER	GPT Funds Management 2 Pty Ptd C/-BBC Consulting Planners
5	TYPE OF REGIONAL DEVELOPMENT	CIV exceeding \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	Environmental planning instruments: • State Environmental Planning Policy - State and Regional Development 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (& Apartment Design Guide) • State Regional Environmental Policy 20 – Hawkesbury Nepean River • The Hills Local Environmental Plan 2012 Draft environmental planning instruments: ▪ Draft The Hills Local Environmental Plan 2021 Development control plans: ○ 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> 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	• Council assessment report: December 2020 • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	• Papers were circulated electronically on 2 December 2020. • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Subject to conditions in the Council Assessment Report