

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	9 December 2022
DATE OF PANEL DECISION	9 December 2022
DATE OF PANEL MEETING	8 December 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roy Ah See, Jarrod Murphy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 December 2022.

MATTER DETERMINED

PPSSCC-337 - The Hills Shire - DA1103/2022/JP – 277 & 279 Annangrove Road, Rouse Hill - Concept Development Application and Stage 1 works for site and road layout of a mixed use development comprising of commercial and light industrial uses.

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 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.

The site is located within the Sydney Region Growth Centre Area and will form one of the first developments within the immediate area. The concept application will provide business and light industrial development which will provide opportunities for employment within the local and broader area.

The proposal is consistent with the relevant planning instruments with the exception of a minor variation to side setback which is considered appropriate given the scale of the development.

The proposed external design and colour scheme of the development is reflective of the future and desired modern character of the B6 Enterprise Corridor.

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 the written submission made during public exhibition. The panel notes that issues of concern were:

- the location of the main entrance to the development being situated on the residential Outback Street, close to the T intersection of Outback and Timbercrest Streets.

- the possibility of the development being used as a 'short cut' thoroughfare from Timbercrest Street to Annangrove Road, causing danger and potential hazardous traffic congestion in the immediate area.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Roy Ah See 	Jarrold Murphy 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-337 - The Hills Shire - DA1103/2022/JP
2	PROPOSED DEVELOPMENT	Concept Development Application and Stage 1 works for site and road layout of a mixed use development comprising of commercial and light industrial uses.
3	STREET ADDRESS	277 & 279 Annangrove Road, Rouse Hill
4	APPLICANT/OWNER	Applicant: MDS Commercial Developments Pty Ltd/Sutherland Planning Owner: Alfonso Messina
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
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) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy Sydney Region Growth Centres 2006 ○ The Hills Local Environmental Plan 2019 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Box Hill Growth Centre Precinct Development Control Plan 2012 • 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: 1 December 2022 • Written submissions during public exhibition: 1 • Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick Off Briefing: 17 March 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: David Ryan (Acting Chair) ○ <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne • Assessment Briefing: 7 April 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Susan Budd, Brian Kirk ○ <u>Applicant representatives</u>: Aaron Sutherland, Peter Munnings, Mark Hitchcock, Jeremy Kim • Final briefing to discuss council's recommendation: 8 December 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roy Ah See, Jarrod Murphy ○ <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report