

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 September 2020
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, Mark Colburt and Chandi Saba
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Mr Ryan advised that as Deicorp is a current CityPlan client he would not participate in the determination of this matter.

Papers circulated electronically on 4 September 2020.

MATTER DETERMINED

PPSSCC-37 – DA483/2020/JP – The Hills Shire, Lot 129 DP 280036 Civic Way, Rouse Hill, Mixed use development (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 curtilage to Mungerie House and its relationship to the heritage significance of the building
- The location of the proposed retail uses relative to the town centre
- The transition in scale adjacent to the 2 storey houses on the other side of Civic Way
- The future plans for the creek tributary and its corridor of open space, which is adjacent to the site
- CPTED issues related to surveillance over the creek area.

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**.

The reasons for the decision included that the application satisfactorily addressed requirements related to:

- The local context and neighbourhood character
- Built form and scale
- Density, housing diversity and social interaction
- Sustainability
- Landscape and aesthetics
- Safety and amenity.

CONDITIONS

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

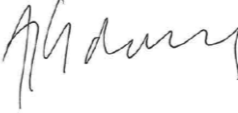

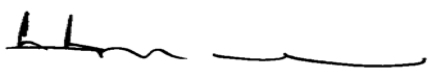

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during the public exhibition, noting that issues of concern included:

- Adverse impacts of multiple apartments on residents of The New Rouse Hill;
- Increased traffic;
- Rubbish bin collection requirements;

- Consistent delinquent issues around the area due to the close proximity to multiple schools, parks and the town centre;
- The large scale of the proposed residential apartment dwellings;
- Insufficient sunlight;
- Parking shortages;
- Supermarket trolleys, which are being abandoned in the creek and elsewhere in the town centre.

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and that no new issues requiring assessment were raised during the meeting.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Gabrielle Morrish
 Chandi Saba	 Mark Colburt

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-37 – The Hills Shire - DA483/2020/JP
2	PROPOSED DEVELOPMENT	Mixed use development
3	STREET ADDRESS	Lot 129 DP 280036 Civic Way, Rouse Hill
4	APPLICANT/OWNER	Combined Projects (Rouse Hill) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • 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 Buildings. • Sydney Region Environmental Plan No. 20 (Hawkesbury-Nepean River) • Apartment Design Guidelines • The Hills Local Environmental Plan 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 ○ DCP Part B Section 8 – Shop Top Housing and Mixed-Use Development ○ DCP Part B Section 6 – Business

		<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ● Council assessment report: September 2020 ● Written submissions during public exhibition: 7
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> ● Papers were circulated on 4 September 2020.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report