

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	15 October 2024
DATE OF PANEL DECISION	11 October 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray
APOLOGIES	Robert Buckham
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 9 October 2024.

MATTER DETERMINED

PPSSCC-428 – The Hills Shire – 1225/2023/JP – Commercial Road, Rouse Hill - Precinct Plan for the Northern Residential Precinct at 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 briefings and the matters listed 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.

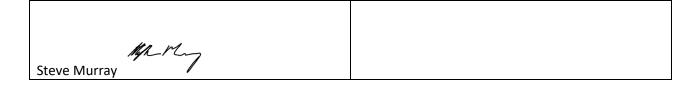
CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Solar access and air movement to neighbouring sites
- Traffic generation
- Impacts to landscape character of neighbourhood

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

PANEL MEMBERS			
Abigail Goldberg (Chair)	David Ryan		



SCHEDULE 1			
1	PANEL REF – LGA – DA NO.	PPSSCC-428 – The Hills Shire – 1225/2023/JP	
2	PROPOSED DEVELOPMENT	Precinct Plan for the Northern Residential Precinct	
3	STREET ADDRESS	Lot 20 DP 270520 Commercial Road, Rouse Hill	
4	APPLICANT/OWNER	Lendlease GPT (Rouse Hill) Pty Ltd/ Minister Administering the Environmental Planning and Assessment Act	
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million	
6	RELEVANT MANDATORY CONSIDERATIONS	 Environmental planning instruments: State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021; 	
		 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Building; 	
		 The Hills Local Environmental Plan 2019 Draft environmental planning instruments: Nil Development control plans: The Hills Development Control Plan 2012 Planning agreements: Nil Relevant provisions of the Environmental Planning and Assessment Regulation 2021 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 Environmental Planning and Assessment Act 1979 or regulations The public interest, including the principles of ecologically sustainable development 	
7	MATERIAL CONSIDERED BY THE PANEL	 Council Assessment Report: 8 October 2024 Written submissions during public exhibition: two Total number of unique submissions received by way of objection: two 	
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	 Kick-Off Briefing: 6 April 2023 Panel members: Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham, Jarrod Murphy Council assessment staff: Kristine McKenzie, Paul Osborne 	
9	COUNCIL RECOMMENDATION	Approval	
10	DRAFT CONDITIONS	Attached to the Council Assessment Report	