

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	15 October 2024
<b>DATE OF PANEL DECISION</b>	11 October 2024
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray
<b>APOLOGIES</b>	Robert Buckham
<b>DECLARATIONS OF INTEREST</b>	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.

<b>PANEL MEMBERS</b>	
 Abigail Goldberg (Chair)	 David Ryan

 Steve Murray	
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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	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021;</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021;</li> <li>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Building;</li> </ul> </li> <li>The Hills Local Environmental Plan 2019</li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>The Hills Development Control Plan 2012</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 8 October 2024</li> <li>Written submissions during public exhibition: two</li> <li>Total number of unique submissions received by way of objection: two</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Kick-Off Briefing: 6 April 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham, Jarrod Murphy</li> <li><u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report