

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Thursday, 20 April 2017
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor and Paul Mitchell
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Edgar and Stewart Seale declared conflicts of interest, as Council owns the land which is the site of the proposed development

Public meeting held at The Hills Shire Council on Thursday, 20 April 2017, opened at 11:10 am and closed at 12:25 pm.

MATTER DETERMINED

2016SYW122 – The Hills Shire – 1946/2016/JP AT 51-53 Old Castle Hill Road, Castle 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 meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.

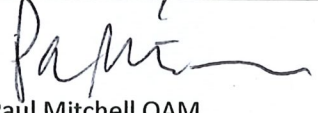
REASONS FOR THE DECISION

The Panel determines the application by granting approval for the following reasons:

1. The site of the proposed development is well located as it is close to Castle Hill Town Centre, the bus transitway and the future railway.
2. The proposed development will add to the availability and range of housing, and in doing so will contribute to making housing more affordable.
3. The proposed development is consistent with the planned future character of the area and will not have any material adverse impacts on the built or natural environment.
4. The Panel has given particular attention to the issues raised in submissions and considers that they have either been addressed by the design of the buildings and relevant consent conditions, or will not be of consequence.
5. The Panel notes that a request to vary the maximum building height standard has been included with the application. The Panel considers the applicant's submission is satisfactory, and that compliance with the standard would be unreasonable because no material adverse impact will arise. The Panel considers there to be sufficient environmental planning grounds – better building design – to justify the variation sought.
6. Overall, the Panel believes the proposal is in the public interest.

CONDITIONS

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

PANEL MEMBERS	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell OAM	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYW122 – The Hills Shire – 1946/2016/JP
2	PROPOSED DEVELOPMENT	Demolition of existing dwelling and construction of five residential flat buildings containing 923 units with basement parking
3	STREET ADDRESS	Lot 101 DP 1146629, 51-53 Old Castle Hill Road, Castle Hill
4	APPLICANT OWNER	Toplace Pty Ltd 51 OCHR Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	• 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 Apartment Development • Apartment Design Guidelines • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • The Hills Local Environmental Plan 2012 • The Hills Development Control Plan 2012 Part D Section 2 – Pennant Street Target Site • Clause 4.6 Variation Request • 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: 20 April 2017 • Written submissions during public exhibition: 14 • Verbal submissions at the public meeting: ○ On behalf of the applicant – Larissa Brennan
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing meeting attended by Mary-Lynne Taylor on 15 September 2016 • Site inspection and briefing meeting on 20 April 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report