

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

<b>DATE OF DETERMINATION</b>	Monday, 30 July 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher and Michael Edgar
<b>APOLOGIES</b>	Paul Mitchell and Stewart Seale
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 19 July 2018 and 30 July 2018.

**MATTER DETERMINED**

2016SYW140 – The Hills – DA 79/2017/JP at 29 Mason Road, Box 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 listed at item 8 in Schedule 1.

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 uphold the clause 4.6 variation to building height; and 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.

<b>PANEL MEMBERS</b>	
 Mary-Lynne Taylor (Acting Chair)	 Lindsay Fletcher
 Michael Edgar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW140 – The Hills – DA 79/2017/JP
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a residential flat building containing 71 units, multi-dwelling development containing 40 units and associated basement parking and landscaping.
3	STREET ADDRESS	Lot 1 DP 665946, 29 Mason Road, Box Hill
4	APPLICANT/OWNER	GM Architects Pty Ld/Box Hill (Aust) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million (DA lodged prior to 1 March 2018)
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 (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>Draft Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (North West Priority Growth Area Land Use and Infrastructure Implementation Plan)</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Box Hill Development Control Plan 2018</li> <li>The Hills Development Control Plan: <ul style="list-style-type: none"> <li>Part C Section 1 – Parking</li> <li>Part C Section 3 - Landscaping</li> </ul> </li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</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: 19 July 2018</li> <li>Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic meeting held between 19 July 2018 and 30 July 2018.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report