

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

<b>DATE OF DETERMINATION</b>	12 January 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Paul Mitchell and Lindsay Fletcher and Michael Edgar
<b>APOLOGIES</b>	Stuart Seale
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 22 December 2017 and 15 January 2018.

**MATTER DETERMINED**

2016SYW234 – The Hills Shire – DA709/2017 at 47 Hynds 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 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 decision was Unanimous.





**REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

- The townhouse proposal meets the requirements of the State Planning Policies for the area; and meets the objectives of the 2 zonings, both residential and infrastructure.
- There is general compliance with only minor discrepancies with the Development Control Plan but otherwise the application is suitable for the site and the design and use are therefore in the public interest.

**CONDITIONS**

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW234 – The Hills Shire – DA709/2017
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of 90 townhouses
3	STREET ADDRESS	47 Hynds Road, Box Hill
4	APPLICANT/OWNER	UMA Project Management Pty Ltd / Torpoint Investments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 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 (Sydney Region Growth Centres) 2006</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</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>○ Development Control Plan 2012 Part C Section 1 – Parking</li> <li>○ Development Control Plan 2012 Part C Section 3 - Landscaping</li> </ul> </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: 22 December 2017</li> <li>• Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing meeting 15 December 2016</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report