

DETERMINATION AND STATEMENT OF REASONS SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Thursday, 20 July 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor and Paul Mitchell
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Edgar and Stewart Seale

Public meeting held at The Hills Shire Council on 20 July 2017, opened at 12:35 pm and closed at 2:00 pm.

MATTER DETERMINED

2017SWC060 – The Hills Shire – 1410/2015/JP/A AT 180-192 Caroline Chisholm Drive, Winston Hills (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 96 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

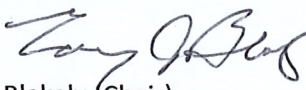
REASONS FOR THE DECISION

The Panel determines the application to modify this previously approved development application by granting approval for the following reasons:

1. The application is substantially the same as that originally approved by the Land and Environment Court.
2. The changes largely concern the mix of apartment types and the mix now proposed will be more responsive to those segments of the market where the need for housing is greatest; thus, the modifications will be socially beneficial.
3. The impacts of the development as modified on the built and natural environments will be substantially the same as those from the originally approved development and are satisfactory.
4. The Panel has carefully considered the matters raised by objectors but believes that they will be addressed by conditions or are inconsequential to this modification application.

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.	2017SWC060 – The Hills Shire – 1410/2015/JP/A
2	PROPOSED DEVELOPMENT	Section 96AA modification to a Land and Environment Court approved residential flat building
3	STREET ADDRESS	Winston Hills Shopping Centre, 180-192 Caroline Chisholm Drive, Winston Hills
4	APPLICANT/OWNER	Starby Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (State and Regional Development) 2011 • The Hills Local Environmental Plan 2012 • The Hills Development Control Plan 2012 Part B Section 6 – Business • The Hills Development Control Plan 2012 Part C Section 1 – Parking • The Hills Development Control Plan 2012 Part C Section 3 – Landscaping • The Hills Development Control Plan 2012 Part B Section 5 – Residential Flat Buildings • 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 July 2017 • Written submissions during public exhibition: fifteen (15) • Verbal submissions at the public meeting: ○ Object – Robert Mashford ○ On behalf of the applicant – Andrew Minto
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection and final briefing meeting to discuss council's recommendation, on 20 July 2017. Attendees: ○ <u>Panel members</u>: Edward Blakely (Chair), Mary-Lynne Taylor and Paul Mitchell ○ <u>Council assessment staff</u>: Cameron McKenzie, Paul Osborne, Kristine McKenzie, Claro Patag and Robert Buckham
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report