

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	8 May 2018
PANEL MEMBERS	Paul Mitchell (Chair), Stuart McDonald and Lindsay Fletcher
APOLOGIES	Mary-Lynne Taylor, Michael Edgar and Stewart Seale
DECLARATIONS OF INTEREST	None

Electronic meeting held between 1 May 2018 and 8 May 2018.

MATTER DETERMINED

2017SWC112 – The Hills Shire Council – 1395/2016/JP/A AT 11-13 Solent Circuit, Baulkham 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 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.


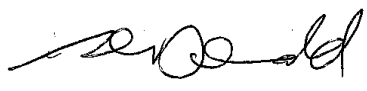

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposed development is substantially the same as the approved development.
2. The changes will reduce the overall bulk and scale of the development, and will not have any unacceptable adverse impacts on the natural or built environment, or on the amenity of the local area.
3. The change of use along Norwest Lake from retail to restaurants will further activate the uses at ground level.
4. For the reasons above, the Panel considers that approval of the modification application is in the public interest.

CONDITIONS

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

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Stuart McDonald
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC112 – The Hills Shire Council – 1395/2016/JP/A
2	PROPOSED DEVELOPMENT	A section 4.55(2) modification to an approved mixed use development, comprising changes to unit mix, internal layouts and minor façade changes
3	STREET ADDRESS	11-13 Solent Circuit, Baulkham Hills
4	APPLICANT/OWNER	Capital Corporation (Waterside) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (State and Regional Development) 2011 Sydney Regional Environmental Plan XXX (Deemed SEPP) The Hills Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> The Hills Development Control Plan 2012 Part B Section 6 – Business The Hills Development Control Plan 2012 Part B Section 5 – Residential Flat Buildings The Hills Development Control Plan 2012 Part C Section 1 - Parking Planning agreements: Voluntary Planning Agreement for 11-13 Solent Circuit Baulkham Hills between The Hills Shire Council and Hills Christian Life Centre Limited and Capital Corporation (Waterside) Pty Ltd, dated July 2015 Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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	<ul style="list-style-type: none"> Council assessment report: 30 April 2018 Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Electronic discussion between 1 May 2018 and 8 May 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report