

DATE OF DETERMINATION	19 September 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor and Lindsay Fletcher
APOLOGY	Nil
DECLARATIONS OF INTEREST	Chandi Saba advised that she was involved with a VPA on this site and as such she assumed it would be a conflict to attend. Mark Colburt advised that he was a member of the Design Excellence Panel for the March review.

Public meeting held at The Hills Shire Council on Thursday 19 September 2019 opened at 3.35pm and closed at 5.15pm.

MATTER DEFERRED

2018SWC028 - The Hills Shire – DA1235/2018 AT Lot 1 DP 866565, 7 Maitland Place, Bella Vista (AS DESCRIBED IN SCHEDULE 1)

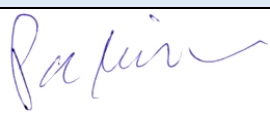
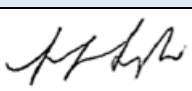

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

REASONS FOR DEFERRAL

The Panel is not satisfied with the assessment provided on the impacts of the application on Spurway Drive. Accordingly, the Panel defers determination of the application until it receives a further report from Council's traffic specialists on the impacts of this development application on traffic on Spurway Drive. The report is to consider both operational and environmental impacts in the pre and post upgrading conditions on Spurway Drive.

When this information has been received, the Panel will hold another public determination meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mary-Lynne Taylor
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC028 - The Hills Shire – DA1235/2018
2	PROPOSED DEVELOPMENT	Construction of four 6-25 storey residential flat buildings comprising 290 units, a neighbourhood shop and 4 levels of basement car parking.
3	STREET ADDRESS	Lot 1 DP 866565, 7 Maitland Place, Bella Vista
4	APPLICANT/OWNER	7 Norwest Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV exceeding \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development State Environmental Planning Policy Infrastructure 2008 State Environmental Planning Policy No. 55 – Remediation of Land 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 Planning agreements: Nil <ul style="list-style-type: none"> <i>Environmental Planning and Assessment Regulation 2000</i>: 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 – 19 September 2019 Written submissions during public exhibition: 7 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Support – Nil Object – Mike Bradley, Tony Knight (on behalf of the Owners Corporation) On behalf of the applicant – Robert Tasevski, Greg Dowling, Karl May and Kedar Ballurkar On behalf of Council – Cynthia Dugan and Paul Osborne
8	MEETINGS AND SITE INSPECTIONS BY THE	<ul style="list-style-type: none"> Site Inspection – 19 September 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Acting Chair), Mary-Lynne Taylor

	PANEL	<p>and Mark Colburt</p> <ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Cynthia Dugan and Paul Osborne ● Final briefing to discuss council's recommendation, 19 September 2019, 3.00pm. ● Public Meeting – 19 September 2019 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Mary-Lynne Taylor and Lindsay Fletcher ○ <u>Council assessment staff</u>: Cynthia Dugan, Robert Buckham and Paul Osborne
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached with Council assessment report