

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	23 August 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Mark Grayson and Chandi Saba
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Mark Colburt advised that he was a member of Council's Development Assessment Unit that assessed the Stage 1 DA on 11 July 2011 and will not participate in this assessment.

Papers circulated electronically between 14 August 2019 and 23 August 2019.

MATTER DETERMINED

2019CCI004 – The Hills Shire – DA2028/2018 AT Lot 135 DP 1234082, Development Lot, 1 Pasquale Avenue, Bella Vista (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 meeting 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*.

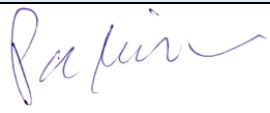
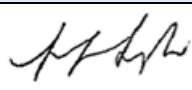
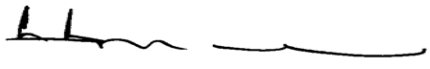
The decision was unanimous.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mary-Lynne Taylor
 Chandi Saba	 Mark Grayson

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019CCI004 – The Hills Shire – DA2028/2018
2	PROPOSED DEVELOPMENT	Small lot housing development and subdivision creating 59 community title residential lots/attached dwellings and one community association lot (additional land added from previous stage/plan) including civil works, landscape embellishment and estate signage over four stages.
3	STREET ADDRESS	Lot 135 DP 1234082, Development Lot, 1 Pasquale Avenue, Bella Vista
4	APPLICANT/OWNER	Mulpha Norwest Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	CIV exceeding \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River ○ The Hills Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: ○ The Hills Development Control Plan 2012 ○ The Hills Development Control Plan 2012 - Part D Section 5 – Kellyville/Rouse Hill Release Area (guide only) ○ The Hills Development Control Plan 2012 – Part D Section 7 – Balmoral Road Release Area • Planning agreements: Nil • 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	• Council assessment report: August 2019 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	• Papers circulated electronically between 14 August 2019 and 23 August 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report