



DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	15 November 2021
DATE OF PANEL DECISION	15 November 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Mark Colburt and Chandi Saba
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 2 November 2021.

MATTER DETERMINED

PPSSCC-122 - DA 1262/2019/JP/A – The Hills Shire, 7-23 Cadman Cres and 18-24 Hughes Ave Castle Hill, Section 4.55 (2) Modification to an Approved Concept Development Application for Five Residential Buildings Comprising 228 Apartments, Two Levels of Basement Parking and Landscaping (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to refuse the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to refuse the application for the reasons outlined in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Density concerns
- Height concerns

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Roberta Ryan	 Mark Colburt
 Chandi Saba	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSCC-122 - DA 1262/2019/JP/A – The Hills Shire
2	PROPOSED DEVELOPMENT	Section 4.55 (2) Modification to an Approved Concept Development Application for Five Residential Buildings Comprising 228 Apartments, Two Levels of Basement Parking and Landscaping
3	STREET ADDRESS	7-23 Cadman Cres and 18-24 Hughes Ave Castle Hill
4	APPLICANT/OWNER	Castle Hill Panorama
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 (State and Regional Development 2011) • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • The Hills Local Environmental Plan 2019 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> • The Hills Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: [Nil]

		<ul style="list-style-type: none"> • 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: October 2021 • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually. • Papers were circulated electronically 2 November 2021.
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A