

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	28 May 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Mark Colburt and Chandi Saba
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 19 May 2021.

MATTER DETERMINED

PPSSCC-130 – The Hills Shire - DA 84/2021/JP - 27 Hynds Road Box Hill (Proposed Lot 1 in a resubdivision of Lot 85 DP 11104), Medical Centre and Child Care Facility for 84 Children (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

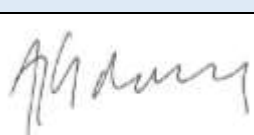

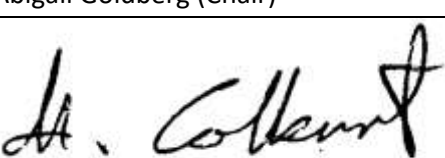
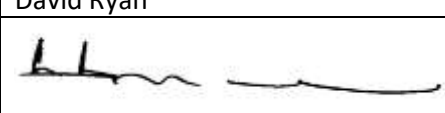
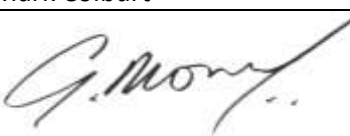
The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to **refuse** the development application for the reasons outlined in the council assessment report.

The decision was **unanimous**.

CONSIDERATION OF COMMUNITY VIEWS

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-130 – The Hills Shire - DA 84/2021/JP
2	PROPOSED DEVELOPMENT	Medical Centre and Child Care Facility for 84 Children

3	STREET ADDRESS	27 Hynds Road, Box Hill (Proposed Lot 1 in a resubdivision of Lot 85 DP 11104)
4	APPLICANT/OWNER	Baini Design/Javian Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over CIV \$5 million (child care centre and health services facility)
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Appendix 11 The Hills Growth Centre Precinct Plan • State Environmental Planning Policy No 55 — Remediation of Land • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • Sydney Region Environmental Plan No. 20 (Hawkesbury-Nepean River) No. 2 - 1997 <ul style="list-style-type: none"> ○ Draft environmental planning instruments: Nil ○ Development control plans: <ul style="list-style-type: none"> ○ Box Hill Development Control Plan 2018 ○ The Hills Development Control Plan 2012 ○ Planning agreements: Nil ○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> ○ 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: 12 May 2021 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing – 15 October 2020 • Papers circulated electronically on 19 May 2021. • Site inspection - site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A