

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	1 July 2021
PANEL MEMBERS	David Ryan – Acting Chair, Stuart McDonald and Brian Kirk
APOLOGIES	Nil
DECLARATIONS OF INTEREST	COI - Chandi Saba advised that she has been involved in internal Council discussions regarding this project and as such has a conflict of interest and would not participate. Abigail Goldberg (Chair), Mark Colburt, Noni Ruker and Ken McBryde participated in decision making of the original application in December 2020.

Papers circulated electronically on 22 June 2021.

MATTER DETERMINED

PPSSCC-229 – The Hills Shire - DA 1302/2020/JP/A – Lot 4026 873565, 8 Solent Circuit, Norwest, Division 8.2 Review of Determination of DA 1302/2020/JP for a Commercial Development Including Offices, Showroom, Food and Drink Premises and Basement Carpark (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel conducted a review of the decision of the Panel on 16 December 2020 to refuse the application.

The Panel considered amendments made to the application to address the reasons for refusal of the Panel and the matters listed at item 6 and the material listed at items 7 and 8 in Schedule 1.

After conducting its review, the Panel decided to change the determination pursuant to Section 8.4 of the Act. The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

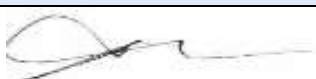
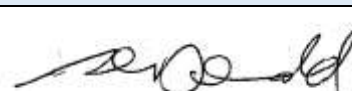
CONDITIONS

The development application was approved subject to the conditions 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 received during the public exhibition.

PANEL MEMBERS	
 David Ryan (Acting Chair)	 Stuart McDonald
 Brian Kirk	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-229 – The Hills Shire - DA 1302/2020/JP/A
2	PROPOSED DEVELOPMENT	Division 8.2 Review of Determination of DA 1302/2020/JP for a Commercial Development Including Offices, Showroom, Food and Drink Premises and Basement Carpark
3	STREET ADDRESS	Lot 4026 873565, 8 Solent Circuit, Norwest, Division 8.2 Review of Determination of DA 1302/2020/JP for a Commercial Development including Offices, Showroom, Food and Drink Premises and Basement Carpark
4	APPLICANT/OWNER	Applicant – EBH Investments Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment value or more than \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy Infrastructure 2007 - State Environmental Planning Policy No. 55 (Remediation) - The Hills Local Environmental Plan 2019 - Draft environmental planning instruments: Nil - Development control plans: - The Hills Development Control Plan 2012 - Part B Section 6 – Business - Part C Section 1 – Parking - Part C Section 3 – Landscaping - Planning agreements: Voluntary Planning Agreement dated May 2019 - 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: June 2021 - Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	- Briefing – 21 April 2021 - Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. - Papers were circulated electronically on 22 June 2021.

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Subject to conditions.