

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 May 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish and Mark Colburt
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Chandi Saba declared a conflict that she was present at a Council meeting when the Showground Prescient Planning proposal discussions were taking place.

Papers circulated electronically on 6 May 2021.

MATTER DETERMINED

PPSSCC-243 – The Hills Shire Council – DA688/2019/JP/A - 3-9 Fishburn Cr. & 14-16 Middleton Av. and 37-45 Dawes Av. Castle Hill, Section 4.55 (2) Modification to an Approved Residential Flat Building Development comprising 296 units (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 approve the development application pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in the Council Assessment Report.

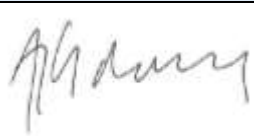


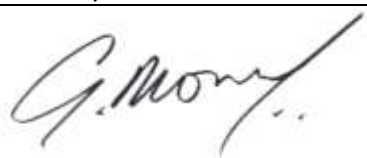
The decision was **unanimous**.

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 there were no written submissions received during the public exhibition period.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-243 – The Hills Shire Council – DA688/2019/JP/A
2	PROPOSED DEVELOPMENT	Section 4.55 (2) Modification to an Approved Residential Flat Building Development comprising 296 units
3	STREET ADDRESS	3-9 Fishburn Cr. & 14-16 Middleton Av. and 37-45 Dawes Av. Castle Hill
4	APPLICANT/OWNER	Bridgestone Projects
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55 (2) Modification
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No 64 – Advertising and Signage State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Sydney Region Environmental Plan No. 20 (Hawkesbury-Nepean River) No. 2 – 1997. The Hills Local Environmental Plan 2019 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> The Hills DCP 2012 Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation 2000 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 Environmental Planning and Assessment Act 1979 or regulations The public interest, including principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report – 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"> Site inspection - site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. Papers circulated electronically on 6 May 2021.
9	COUNCIL RECOMMENDATION	Approval subject to conditions
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

