

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	12 December 2019
PANEL MEMBERS	Paul Mitchell (Chair), Mary-Lynne Taylor and Mark Colburt
APOLOGIES	None
DECLARATIONS OF INTEREST	Chandi Saba declared a conflict of interest. As a Councillor of The Hills Shire Council, Cr Saba was involved in Council's decision on the VPA associated with the original development application.

Papers circulated electronically between 3 December 2019 and 12 December 2019.

MATTER DETERMINED

PPSSCC-27 – The Hills - 1395/2016/JP/C – 11-13 Solent Circuit, Norwest – a section 4.55(2) modification to an approved mixed use development (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 approve 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 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.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Paul Mitchell (Chair)	 Mary-Lynne Taylor
 Mark Colburt	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-27 – The Hills - 1395/2016/JP/C
2	PROPOSED DEVELOPMENT	A Section 4.55(2) Modification to an approved mixed use development
3	STREET ADDRESS	Lot 5074 DP 1003042, LOT 102 DP 1065520, 11-13 Solent Circuit, Norwest, Lake, Norwest Boulevard, Bella Vista
4	APPLICANT/OWNER	D Beasley/Prime Esplanade Land Pty Ltd and Norwest Association Limited
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 (Infrastructure) 2007 State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (State and Regional Development) 2011 The Hills Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> The Hills Development Control Plan 2012: <ul style="list-style-type: none"> Part B Section 6 – Business Part B Section 5 – Residential Flat Buildings Part C Section 1 - Parking Planning agreements: Voluntary Planning Agreement for 11-13 Solent Circuit Baulkham Hills between The Hills Shire Council and Hills Christian Life Centre Limited and Capital Corporation (Waterside) Pty Ltd, dated July 2015 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	<ul style="list-style-type: none"> Council assessment report: 28 November 2019 Written submissions during public exhibition: Nil
8	PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Papers were circulated electronically between 3 December 2019 and 12 December 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report