

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	12 April 2022
<b>DATE OF PANEL DECISION</b>	12 April 2022
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Roberta Ryan, Ken McBryde, Glenn Elmore, Ola Hamad
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 6 April 2022.

**MATTER DETERMINED**

**PPSSCC-307 – Cumberland – DA2021/0636 - 14-16 Patricia Street, Mays Hill** - Residential Flat Building (Affordable Housing), Demolition of existing structures and construction of a four-storey residential flat building containing 29 affordable housing units over one level of basement parking pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009.

**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 listed at item 8 in Schedule 1.

**Development application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.





**REASONS FOR THE DECISION**


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.

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.

<b>PANEL MEMBERS</b>	
 Abigail Goldberg (Chair)	 Roberta Ryan
 Ken McBryde	 Glenn Elmore

 Ola Hamad	
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SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-307 – Cumberland – DA2021/0636
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a four-story residential flat building containing 29 affordable housing units over one level of basement parking pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009
3	STREET ADDRESS	14-16 Patricia Street, Mays Hill
4	APPLICANT/OWNER	NSW Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) &amp; Apartment Design Guide (ADG)</li> <li>• State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP)</li> <li>• State Environmental Planning Policy (Housing) 2021 (SEPP Housing)</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Draft State Environmental Planning Policy (Environment)</li> <li>• Draft State Environmental Planning Policy (Remediation of Land)</li> <li>• Cumberland Local Environmental Plan (CLEP) 2021</li> <li>• Cumberland Development Control Plan (CDCP) 2021</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council Assessment Report: 31 March 2022</li> </ul>

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Kick Off Briefing: 14 December 2021               <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair)</li> <li>○ <u>Council assessment staff</u>: Michael Lawani, Shona Porter, Olivia Yana, Maria Dsouza, Sarah Hussein</li> <li>○ <u>Applicant representatives</u>: Henry Sturrock, Amar Pashant, George Bakopoulos, Pdraig Scollard, Michael Woodland, Damien Madell, Peter McGregor</li> <li>○ <u>DPE</u>: Alexandra Hafner, Angela Kenna</li> </ul> </li> <li>• Briefing: 3 February 2022               <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), Roberta Ryan, Ken McBryde</li> <li>○ <u>Council assessment staff</u>: Jai Shankar, Michael Lawani, Olivia Yana, Esra Calim, Sarah Hussein</li> <li>○ <u>DPE</u>: George Dojas, Suzie Jattan</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report