

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

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

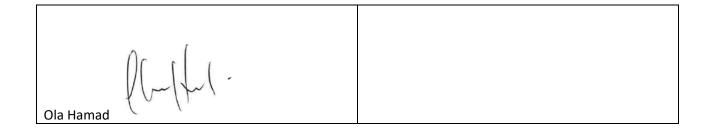
The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

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.

PANEL MEMBERS		
Abigail Goldberg (Chair)	Roberta Ryan	
Ken McBryde	Glenn Elmore	



	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	 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) 			
		State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)			
		 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) & Apartment Design Guide (ADG) 			
		 State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) 			
		 State Environmental Planning Policy (Housing) 2021 (SEPP Housing) 			
		 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 			
		 State Environmental Planning Policy (State and Regional Development) 2011 			
		 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 			
		 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 			
		Draft State Environmental Planning Policy (Environment)			
		Draft State Environmental Planning Policy (Remediation of Land)			
		Cumberland Local Environmental Plan (CLEP) 2021			
		Cumberland Development Control Plan (CDCP) 2021			
		Cumberiand Development Control Plan (CDCP) 2021			
7	MATERIAL CONSIDERED BY THE PANEL	Council Assessment Report: 31 March 2022			

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	 Kick Off Briefing: 14 December 2021 Panel members: Abigail Goldberg (Chair) Council assessment staff: Michael Lawani, Shona Porter, Olivia Yana, Maria Dsouza, Sarah Hussein Applicant representatives: Henry Sturrock, Amar Pashant, George Bakopoulos, Padraig Scollard, Michael Woodland, Damien Madell, Peter McGregor DPE: Alexandra Hafner, Angela Kenna
		 Briefing: 3 February 2022 Panel members: Abigail Goldberg (Chair), Roberta Ryan, Ken McBryde Council assessment staff: Jai Shankar, Michael Lawani, Olivia Yana, Esra Calim, Sarah Hussein DPE: George Dojas, Suzie Jattan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report