



DATE OF DEFERRAL	9 December 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roy Ah See, Robert Buckham, Jarrod Murphy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 December 2022.

MATTER DEFERRED

PPSSCC-311 – The Hills Shire - 866/2022/JP - 2-22 Larol Crescent and 44-48 Carramar Road, Castle Hill -
Demolition of Existing Structures and Construction of Four Residential Flat Buildings and Terrace Dwellings comprising a total of 118 units and basement car parking.

REASONS FOR THE DEFERRAL

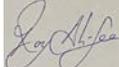
The panel decided to defer the determination of the application until 30 April 2023 at the latest, noting that this will require a report from Council by mid-April 2023. The panel has requested an update on progress in February 2023, as part of the monthly panel update reporting.

The panel noted the lengthy time already in the system, but has agreed to a deferral given the complexities of the site including the extent of flood modelling required by the applicant to identify the actual drainage system upgrades to mitigate flooding not realised when the precinct was rezoned, the effort made by the applicant to work with Council's Waterways Team to resolve these issues and that other elements will follow the resolution of the flooding issues.

If revised information from the applicant is not provided within a deadline to be agreed with Council, the panel may move to determine the DA based on the information currently at hand.

The panel expects an addendum assessment report from Council responding to the material and the matters raised above.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Roy Ah See 	Robert Buckham 
Jarrod Murphy 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-311 – The Hills Shire - 866/2022/JP
2	PROPOSED DEVELOPMENT	Demolition of Existing Structures and Construction of Four Residential Flat Buildings and Terrace Dwellings comprising a total of 118 units and basement car parking
3	STREET ADDRESS	2-22 Larol Crescent and 44-48 Carramar Road, Castle Hill
4	APPLICANT/OWNER	Applicant: Mecone Owner: Nathan Kong, Gong Ping Xiao, Toni Farlow, Andrew Farlow, Rachel Ann Schirripa, Nicholas Siafakas, Diane Flanders, Simon Fland, Theresa Potter, Roy Potter, John Cao, ZiHao Liu, Fanzuan Jiang, Wen Ye, Helen Griffith, Elke Banicevi, Jason Banicevi, Wei Liu, Erica Elkass, Ziad Elkass, Kevin Da Yu Cao
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy 65 – Apartment Design of Residential Development ○ The Hills Local Environmental Plan 2019 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ The Hills Development Control Plan 2012 • Planning agreements: Nil • 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: 1 December 2022 • Clause 4.6 - The Hills Local Environmental Plan 2019 (LEP), Clause 7.11A Development on certain land within the Castle Hill North Precinct, R4 High Density Residential • Written submissions during public exhibition: 5 • Total number of unique submissions received by way of objection: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Assessment Briefing: 17 March 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan ○ <u>Council assessment staff</u>: Cynthia Dugan • Final briefing to discuss council’s recommendation: 8 December 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roy Ah See, Robert Buckham, Jarrod Murphy

		o <u>Council assessment staff</u> : Cynthia Dugan, Paul Osborne
9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Not Applicable