

DATE OF DEFERRAL	4 May 2023
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham, Jarrod Murphy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 21 April 2023.

MATTER DEFERRED

PPSSCC-311 – The Hills Shire - 866/2022/JP - 2-22 Larool 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 DEFERRAL



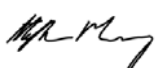


The panel agreed to a further deferral of the determination of the matter until August 2023 to allow the Applicant to respond to the issues raised by Council in relation to satisfying Clause 5.21 Flood Planning of The Hills LEP and to subsequently enable Council staff to finalise the assessment of the application.

The panel notes that whilst the assessment period for this application has been prolonged beyond what it would ordinarily accept, there are extenuating circumstances, based on the original planning and rezoning of this precinct and the fact that the applicant and Council have continued to work cooperatively to resolve what are complex issues requiring robust analysis.

Given the proposal is generally satisfactory except for the matters raised in relation to flood planning and that other engineering and landscaping matters are capable of being satisfied following the resolution of those issues, it is considered fair and reasonable to again defer determination of the development application.

When Council's assessment report is completed, the panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	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 Larool 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, Zi Hao 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 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 ○ <u>Council assessment staff</u>: Cynthia Dugan, Paul Osborne • Final briefing to discuss council's recommendation: 4 May 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham, Jarrod Murphy ○ <u>Council assessment staff</u>: Cynthia Dugan, Paul Osborne, James Pace ○ <u>Applicant Representatives</u>: Gannon Cuneo, Michael Gee, Aaron Liu, Eric Ruiz
9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Not Applicable