

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

| | |
|---------------------------------|--|
| DATE OF DETERMINATION | 8 September 2022 |
| DATE OF PANEL DECISION | 8 September 2022 |
| DATE OF PANEL MEETING | 8 September 2022 |
| PANEL MEMBERS | Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Megan Munari, Robert Buckham |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

Papers circulated electronically on 1 September 2022.

MATTER DETERMINED

PPSSCC-326 – The Hills Shire - 988/2022/JPZ - 3 Andalusian Way, Castle Hill - Subdivision creating three residential development lots, one open space lot and one residue lot relating to a future planned road including new road, demolition and the embellishment of a public park/ public domain works.

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 4.16 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, in particular:

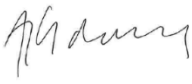




The proposed development is generally in accordance with the provisions of The Hills Local Environmental Plan 2019 and The Hills Development Control Plan 2012 and is generally consistent with the Structure Plan for the Showground Precinct. The proposed development facilitates the future development of the Showground Precinct and establishes the site for future residential development that is in accordance with the future intended character of the Showground Precinct.

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 the public exhibition and therefore no issues of concern were raised.

| PANEL MEMBERS | |
|--|--|
| Abigail Goldberg (Chair)  | David Ryan  |
| Roberta Ryan  | Robert Buckham  |
| Megan Munari  | |

| SCHEDULE 1 | | |
|------------|---|---|
| 1 | PANEL REF – LGA – DA NO. | PPSSCC-326 – The Hills Shire - 988/2022/JPZ |
| 2 | PROPOSED DEVELOPMENT | Subdivision creating three residential development lots, one open space lot and one residue lot relating to a future planned road including new road, demolition and the embellishment of a public park/ public domain works |
| 3 | STREET ADDRESS | 3 Andalusian Way, Castle Hill |
| 4 | APPLICANT/OWNER | Applicant: Landcom Owner: Sydney Metro |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Crown development over \$5 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 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> 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 September 2022 Written submissions during public exhibition: Zero (0) |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Kick Off Briefing: 10 February 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg <u>Council assessment staff</u>: Cameron McKenzie, Benjamin Hawkins, Jacob Kiner, Craig Hopfe <u>Applicant representatives</u>: Katrina Liml Assessment Briefing: 24 March 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan <u>Council assessment staff</u>: Cameron McKenzie, Benjamin Hawkins, Jacob Kiner <u>Applicant representatives</u>: Katrina Lim, Adam Turnbull, Andy Yung, Dan Brindle Final briefing to discuss council's recommendation: 8 September 2022 |

| | | |
|----|------------------------|--|
| | | <ul style="list-style-type: none">○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Megan Munari, Robert Buckham○ <u>Council assessment staff</u>: Jacob Kiner, Ben Hawkins |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |