

<b>DATE OF PANEL BRIEFING</b>	18 May 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Steve Murray, David Ryan, Jarrod Murphy, Brent Woodhams
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 8 May 2023.

#### **MATTER DEFERRED**

PPSSCC-333 – The Hills Shire – 1021/2022/JPZ – 67 Windsor Road, Norwest - Small lot housing development and subdivision creating 54 community title residential lots/ dwellings and one association lot including new road, demolition, contamination remediation, dam dewatering accompanied by an application to vary a development standard (CI 4.3 Height of Buildings)


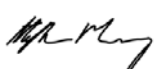

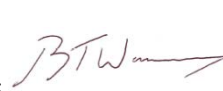

#### **REASONS FOR DEFERRAL**

The panel agreed to defer the determination of the matter until supplementary information recently submitted by the applicant has been assessed by council for reasons of fairness and procedural equity and noting the complexity of the site. The panel notes council's commitment to an updated recommendation for determination by the end of July 2023.

However, recognising that there are many issues which remain unresolved at this time, ranging from biodiversity to waste, engineering, solar access and height, and the prolonged period that the application has already been in the system, the panel requests that any further delays and prolongation of the assessment be advised to the panel as soon as possible, at which time the panel may move to determine the DA based on the information then at hand.

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

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision to defer the matter was unanimous.

<b>PANEL MEMBERS</b>	
Abigail Goldberg (Chair) 	Steve Murray 
David Ryan 	Brent Woodhams 
Jarrod Murphy 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-333 – The Hills Shire – 1021/2022/JPZ
2	PROPOSED DEVELOPMENT	Small lot housing development and subdivision creating 48 community title residential lots/ dwellings, one association lot and one road widening lot including new road, demolition, contamination remediation and dam dewatering accompanied by an application to vary a development standard (maximum building height)
3	STREET ADDRESS	67 Windsor Road, Norwest
4	APPLICANT/OWNER	Applicant: Landen Property Group Owner: Sophia Karis, George Karis, Susan Whelan, Peter Whelan
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>The Hills Local Environmental Plan 2019</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>The Hills Development Control Plan 2012 <ul style="list-style-type: none"> <li>Part D Section 7 – Balmoral Road Release Area</li> <li>Part B Section 9 – Small Lot Housing (Integrated Housing)</li> </ul> </li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 30 April 2023</li> <li>Clause 4.6 variation - The Hills Local Environmental Plan 2019, Clause 4.3 Height of buildings, R3 Medium Density Residential, SP2 Infrastructure</li> <li>Written submissions during public exhibition: 1</li> <li>Total number of unique submissions received by way of objection: 1</li> </ul>

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Kick Off Briefing: 10 February 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair)</li> <li>○ <u>Council assessment staff</u>: Cameron McKenzie, Benjamin Hawkins, Craig Hopfe, Natalie Kastoun</li> <li>○ <u>Applicant representatives</u>: Shane Harding, Vince Stivala, Tessa Kore, Andrew Liptrott, James Gibbeson</li> </ul> </li> <li>• Council/applicant briefing: 24 March 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan</li> <li>○ <u>Council assessment staff</u>: Benjamin Hawkins, Natalie Kastoun</li> <li>○ <u>Applicant representatives</u>: Shane Harding, Tessa Kore</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: 18 May 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Jarrod Murphy, Brent Woodhams</li> <li>○ <u>Council assessment staff</u>: Paul Osborne, Natalie Kastoun</li> <li>○ <u>Applicant representatives</u>: Shane Harding, Oscar Saunders, Aaron Grey</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Attached to the Council Assessment Report