

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	10 July 2023
<b>DATE OF PANEL DECISION</b>	7 July 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Megan Munari, Cynthia Dugan
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 29 June 2023.

#### MATTER DETERMINED

PPSSCC-375 – The Hills Shire – 2058/2022/JP – 18 Red Gables Road, Gables - Seniors Living Development Comprising 231 Independent Living Units, a Sales and Community Management Office and Temporary Use of 8 Homes as Exhibition Homes. The proposal is defined as Integrated Development under Clause 4.46 of the Environmental Planning and Assessment Act, 1979 as approval is required from the Rural Fire Service under the Rural Fires Act, 1997.

#### PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters 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 below and subject to the conditions listed in Attachment A of the Council assessment report (as amended below), specifically:

- The proposed development remains consistent with Box Hill Masterplan 1397/2015/JP (as modified), as it provides for the development of the land for residential purposes and road network by virtue of a recent modification 1397/2015/JP/B to facilitate this application.
- The proposed development is in the public interest as it includes the delivery of self-care seniors housing comprising 231 single storey independent living units, that addresses an existing lack of appropriate seniors housing being delivered in the local area.
- The proposed development is suitable development of the site consistent with the objectives of the R2 Low Density Residential Zone within The Hills Local Environmental Plan 2019.
- The proposed development is not likely to result in any significant adverse impacts and a Social Impact Assessment indicated that the inherent social and economic benefits outweigh the impacts associated with constructing and operating a seniors housing development.






#### CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendment to correct a typographical error:

- Condition no. 83 (d) is amended by replacing the text “as required by condition 65” with the text “as required by condition 66”

#### CONSIDERATION OF COMMUNITY VIEWS

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) 	David Ryan 
Steve Murray 	Megan Munari 
Cynthia Dugan 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-375 – The Hills Shire – 2058/2022/JP
2	PROPOSED DEVELOPMENT	Seniors Living Development Comprising 231 Independent Living Units, a Sales and Community Management Office and Temporary Use of 8 Homes as Exhibition Homes. The proposal is defined as Integrated Development under Clause 4.46 of the Environmental Planning and Assessment Act, 1979 as approval is required from the Rural Fire Service under the Rural Fires Act, 1997.
3	STREET ADDRESS	18 Red Gables Road, Gables
4	APPLICANT/OWNER	Applicant: GLN Planning Owner: AW Bidco 4 Pty Limited
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 (Housing) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</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</li> </ul> </li> <li>Planning agreements: the Box Hill North Planning Agreement</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2000</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: 29 June 2023</li> <li>Written submissions during public exhibition: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Kick Off Briefing: 2 August 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Cynthia Dugan</li> <li><u>Council assessment staff</u>: Robert Buckham, Paul Osborne</li> <li><u>Applicant representatives</u>: Ken Franklin, Matt Cooper, Benjamin Vella, Sam Johns</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report