

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	6 October 2023
<b>DATE OF PANEL DECISION</b>	4 October 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Steve Murray, David Ryan, Megan Munari, Brent Woodhams
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 26 September 2023.

#### MATTER DETERMINED

PPSSCC-448 – The Hills Shire – 318/2021/JP/B – 40 Civic Way, Rouse Hill - Section 4.55(2) Modification to an Approved Residential Flat Building Comprising 33 Units under the Provision of the SEPP Affordable Rental Housing 2009

#### 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.

#### Modification application

The panel determined to approve the development application pursuant to section 4.55 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, replicated below.

*This modification application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following an assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.*

*It is considered that the key issues as outlined in the report have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at Attachment A.*


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

PANEL MEMBERS

Abigail Goldberg (Chair) 

David Ryan 

Steve Murray 

Megan Munari 

Brent Woodhams 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-448 – The Hills Shire – 318/2021/JP/B
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification to an Approved Residential Flat Building Comprising 33 Units under the Provision of the SEPP Affordable Rental Housing 2009
3	STREET ADDRESS	40 Civic Way, Rouse Hill
4	APPLICANT/OWNER	Applicant: CPS Planning/ Link Wentworth Housing Limited Owner: Link Wentworth Housing Limited
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>SEPP Housing 2021</li> <li>SEPP No. 65 - Design Quality of Residential Apartment Development</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: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil</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: 22 September 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: 6 July 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, David Ryan, Megan Munari, Brent Woodhams</li> <li><u>Council assessment staff</u>: Kristine McKenzie, Cameron McKenzie</li> <li><u>Applicant representatives</u>: Chris Paolino, Pedro Pan, Brendon Clendenning</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report