

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	26 August 2024
DATE OF PANEL DECISION	26 August 2024
DATE OF BRIEFING	22 August 2024
DATE OF DEFERRAL	25 June 2024
DATE OF PUBLIC MEETING	20 June 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Jarrod Murphy, Brent Woodhams
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by videoconference on 20 June 2024, opened at 11:00am and closed at 4:19pm.

Papers circulated electronically on 8 August 2024.

Panel met on 22 August 2024 to consider the deferred application and amended plans and reports. Meeting opened 12.30pm and closed 1.30pm.

MATTER DETERMINED

PPSSCC-452 – The Hills – 1747/2023/JP – 77 Castle Street, Castle Hill - Construction of a Carpark and Associated Landscape 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 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.

The Panel in approving the application notes the fundamental importance of the provision of additional landscaping and planting in the 7 metre setback to the adjoining residential properties on reducing the visual impact of the parking structure.

The ongoing maintenance and replanting of the green walls and landscape area is important to be regulated and monitored as part of the conditions of consent to ensure the landscape area and the visual buffer is maintained, particularly given the southerly aspect. Appropriate species suited to this aspect are to be used.

CONDITIONS



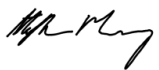
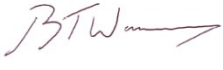

The development application was approved subject to the conditions in the addendum council assessment report uploaded to the Planning Portal on 7 August 2024.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Traffic hazard and safety issues.
- Additional noise and pollution from construction and operation of the multi-storey parking complex.
- Overshadowing and loss of privacy.
- Car parking.
- Inadequate infrastructure support.
- Building design, acoustic impacts, 24 hour lighting

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Brent Woodhams 
Jarrold Murphy 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-452 – The Hills – 1747/2023/JP
2	PROPOSED DEVELOPMENT	Construction of a Carpark and Associated Landscape Works.
3	STREET ADDRESS	77 Castle Street, Castle Hill
4	APPLICANT/OWNER	Applicant: WillowTree Planning/Castle Hill RSL Club Ltd Owner: Castle Hill RSL Club Limited
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 (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 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 2021</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: 6 June 2024 Council addendum report: 7 August 2024 Record of Deferral: 25 June 2024 Written submissions during public exhibition: 1st Notification – total of 15 submissions received which include 13 unique submissions and 2nd Notification (amended plans) – total of 24 submissions received which include 12 unique submissions in opposition and 1 in support. Verbal submissions at the public meeting: <ul style="list-style-type: none"> Henry Liang, Raj Gottipatti, Mallika Paleti Council assessment officer – Cameron McKenzie On behalf of the applicant – Jamie Bryant, Brian Booth, Tom White, Chris Palmer, Ross Ferraro, David O’Neil, Allan Depaoli Total number of unique submissions received by way of objection: 25
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 20 July 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams <u>Council assessment staff</u>: Claro Patag, Cameron McKenzie <u>Applicant representatives</u>: Jamie Bryant, Brian Booth, Tom White, Emma Yu, Rebekah Collins, Allan Depaoli

		<ul style="list-style-type: none">• Final briefing to discuss council’s recommendation: 20 June 2024<ul style="list-style-type: none">○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams, Jarrod Murphy○ <u>Council assessment staff</u>: Claro Patag, Paul Osborne• Final briefing to discuss council’s recommendation: 22 August 2024<ul style="list-style-type: none">○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams, Jarrod Murphy○ <u>Council assessment staff</u>: Claro Patag, Paul Osborne○ <u>Applicant representatives</u>: Jamie Bryant, Brian Booth, Tom White, Emma Yu, Rebekah Collins, Allan Depaoli, David O’Neil, John Aspinall, Patrick Holland, Stephen Holmes
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the addendum council assessment report