

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	6 August 2026
DATE OF PANEL DECISION	6 August 2026
PANEL MEMBERS	Abigail Goldberg (Chair), Natasha Harras, Steve Murray
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan declared a conflict of interest as the company he works for acts for Landcom on other matters not related to the sites.

Papers circulated electronically on 25 June 2026.

MATTER DETERMINED

PPSSCC-766 – The Hills Shire – 275/2026/JPZ - 13-23 Mawson Avenue, Bella Vista - Embellishment and landscaping of open space areas (Items BV2, BV3 and BV5) within the Bella Vista Metro Station Precinct.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material 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*.

This development application has been assessed in accordance with the requirements of the EP&A Act 1979 and the EP&A Regulation 2021 as outlined in this report. Following a thorough assessment of the relevant planning controls and the key issues identified in this report it is considered that the development application is of merit and can be supported.

The proposed development is generally consistent with The Hills LEP 2019, The Hills DCP 2012 and the concept approval issued for the Bella Vista Station Precinct. The proposed development will deliver public open space and recreational facilities to support the Bella Vista Station Precinct.

The draft conditions of consent will be provided to the Applicant pursuant to Clause 4.33(1)(b) of the EP&A 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.

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 considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Pedestrian access

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
Steve Murray 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-766 – The Hills Shire – 275/2026/JPZ
2	PROPOSED DEVELOPMENT	Embellishment and landscaping of open space areas (Items BV2, BV3 and BV5) within the Bella Vista Metro Station Precinct.
3	STREET ADDRESS	13-23 Mawson Avenue, Bella Vista
4	APPLICANT/OWNER	Applicant: Landcom Owner: Sydney Metro/Office of Strategic Lands
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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: - 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	- Council assessment report: 19 June 2026 - Written submissions during public exhibition: 2 - Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Council Briefing: 5 March 2026 <u>Panel members</u>: Abigail Goldberg (Chair), Natasha Harras, Steve Murray <u>Council assessment staff</u>: David Munday, Andrew Johnston, Savithri Vishru, Cameron McKenzie - Council/Applicant Briefing: 16 March 2026 <u>Panel members</u>: Abigail Goldberg (Chair), Natasha Harras, Steve Murray <u>Council assessment staff</u>: David Munday, Andrew Johnston, Savithri Vishru, Cameron McKenzie <u>Applicant representatives</u>: Mathew Vitucci, Callan Wharfe, Ro Iyer, Charlie Robinson, Arcangelo, Antoniazzi, Ella Freire -Yale, Toby Meredith, Zac van den Dolder
9	COUNCIL RECOMMENDATION	Approval

10	DRAFT CONDITIONS	Attached to the council assessment report
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