

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 December 2020
PANEL MEMBERS	David Ryan (Acting Chair), Noni Ruker, Gabrielle Morrish, Mark Colburt and Chandi Saba
APOLOGIES	Abigail Goldberg
DECLARATIONS OF INTEREST	Gabrielle Morrish advised that she is conflicted with this application to previous work on this block and precinct and being on the State DRP for the station and precinct.

Papers circulated electronically on 2 December 2020.

MATTER DETERMINED

PPSSCC-81 – The Hills Shire – DA/1083/2020/JP, 13-19 Lexington Drive, Bella Vista, Mixed use development including commercial floor space and 77 serviced apartments and alterations and additions to the existing licenced hotel (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

CONDITIONS



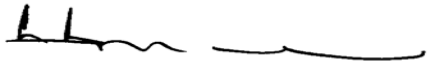

The development application was approved subject to the amended conditions dated 16 December 2020.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during the public exhibition. The Panel notes that issues of concern in written submissions included:

- Bulk and scale;
- Overshadowing impacts;
- Traffic and parking concerns;
- Electricity arrangements;
- New precedents being set for new developments within Norwest Business Park.

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
 David Ryan (Acting Chair)	 Noni Ruker
 Chandi Saba	 Mark Colburt

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-81 – The Hills Shire – DA/1083/2020/JP
2	PROPOSED DEVELOPMENT	Mixed use development including commercial floor space and 77 serviced apartments and alterations and additions to the existing licenced hotel
3	STREET ADDRESS	13-19 Lexington Drive, Bella Vista
4	APPLICANT/OWNER	Marti's Investments Pty Ltd and Coranton Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • State Environmental Planning Policy No. 55 – Remediation of Land • 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 2000</i> ○ 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: 4 December 2020 • Written submissions during public exhibition: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefings – 20 August 2020 • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Papers were circulated electronically on 2 December 2020.
9	COUNCIL RECOMMENDATION	Approval subject to conditions
10	DRAFT CONDITIONS	Attached to the Council Assessment Report