

DATE OF DETERMINATION	22 September 2016
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Bruce McDonald and Paul Mitchell
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 15 September and 22 September 2016

MATTER DETERMINED

2015SYW186 – Blacktown – JRPP-15-00948 at Lot 1 DP706452, 125 Main Street, Blacktown (AS DESCRIBED IN SCHEDULE 1)

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 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.




REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposed development adequately satisfies the relevant State Environmental Planning Policies (SEPPs) and the local planning instruments that were in place when the application was lodged, and that it remains compatible with those now applying
- The proposed development is of a scale and character consistent with that planned for this sector of Blacktown CBD
- The proposed development will contribute further housing choice and services to the Blacktown CBD
- The proposed development is a suitable use of the site and will not have any unacceptable impacts on the social, built or natural environment.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Bruce McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYW186 – Blacktown – JRPP-15-00948
2	PROPOSED DEVELOPMENT	Demolition of the existing structures and the construction of an 11 storey mixed use development comprising basement parking levels, commercial premises on the ground floor with an area of 1,220 sqm, 153 residential units above and associated landscaping
3	STREET ADDRESS	Lot 1 DP 706452, 125 Main Street, Blacktown
4	APPLICANT/OWNER	Bermark Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> List all of the relevant <u>environmental planning instruments</u>: s79C(1)(a)(i) Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Blacktown Local Environmental Plan 1988 List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the <u>consent authority</u>: s79C(1)(a)(ii) Draft Blacktown Local Environmental Plan 2013 (BLEP 2015 commences on 7 July 2015). List any relevant <u>development control plan</u>: s79C(1)(a)(iii) Blacktown Development Control Plan 2005 (BDCP) List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv) N/A List any coastal zone management plan: s79C(1)(a)(v) N/A List any relevant <u>regulations</u>: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 N/A 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: 14 September 2016 • Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Electronic determination between 15 September 2016 and 22 September 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report