

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Thursday 17 August 2017
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Stuart McDonald, Chris Quilkey, Kathie Collins
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	Cr. Quilkey made a declaration as a customer of the veterinary practice for 17 years, however does not know the objector. As this interest is considered non-significant and non-pecuniary, Cr. Quilkey chose to remain on the Panel.

Public meeting held at Blacktown City Council, 62 Flushcombe Road, Blacktown on 17 August 2017, opened at 12:45 pm and closed at 1:00 pm.

MATTER DETERMINED

2015SYW102 – Blacktown – JRPP-15-1170 at 134 Burdekin Road, Quakers Hill (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 and the matters observed at site inspections listed at item 8 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:

- This proposal will provide residences that will add to the supply and choice of housing in a residentially zoned area.
- The application meets the requirements of the relevant State Planning Policies and the Blacktown City Centres Growth Centres Development Control Plan and is consistent with the provisions of the Draft Sydney West District Plan.
- The application relies upon a Clause 4.6 variation request to vary the building height control of the Growth Centres SEPP. The planning assessment finds the minor variation of roof structures to have no adverse amenity impacts, and the Panel finds the resulting design to be an acceptable planning outcome within the area and meets the objectives of the height and zone controls.
- The application was amended to provide satisfactory road design and improves the traffic conditions of the area.
- Accordingly, the application provides a suitable use of the site and is in the public interest.

CONDITIONS

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

- **Modify 3.3.1** – Delete ‘/Quakers Hill.’
- **Modify 13.12.5 to read** – A restriction is to be placed on the title of the subject site, by way of a Section 88E Instrument identifying that the site is to be serviced by a private waste and recycling contractor and that residents are unable to access Council’s household clean-up service or garbage and recycling service.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Stuart McDonald
 Kathie Collins	 Chris Quilkey

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2015SYW102 – Blacktown – JRPP-15-1170
2	PROPOSED DEVELOPMENT	Demolition of all existing structures on site and erection of 4 x residential flat buildings with associated basement car parking
3	STREET ADDRESS	134 Burdekin Road, Schofields
4	APPLICANT/OWNER	Urban Link Pty Ltd (Applicant) H and W So (Owner)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
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 No 55 – Remediation of Land ◦ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ◦ State Environmental Planning (Building Sustainability Index: BASIX) 2004 ◦ State Environmental Planning (Sydney Region Growth Centres) 2006 ◦ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Blacktown City Council Growth Centre Precincts Development Control Plan 2010 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</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: 28 July 2017 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ◦ On behalf of the applicant – Joseph El Jhawaja, Mark Raymundo
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection 7 June 2017 • Final briefing meeting to discuss council's recommendation, 17 August 2017 opening at 12:15 pm until 12:45 pm. Attendees: <ul style="list-style-type: none"> ◦ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Stuart McDonald, Chris Quilkey, Kathie Collins ◦ <u>Council assessment staff</u>: Judy Portelli, Melissa Parnis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report