

DATE OF DETERMINATION	Wednesday, 21 December 2016
PANEL MEMBERS	Ed Blakely (Chair), Paul Mitchell and Chris Quilkey
APOLOGIES	Mary-Lynne Taylor and Leo Kelly
DECLARATIONS OF INTEREST	None

Public meeting held at Blacktown City Council on Wednesday, 21 December 2016, opened at 5:45 pm and closed at 7:00 pm.

MATTER DETERMINED

2015SYW183 – Blacktown – JRPP-15-1865 AT Lots 53-59 DP 14294 and Lot 2, DP 595267, Nos. 1-11 Olive Street and 17-19 Alice Street, Seven Hills (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 Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.

REASONS FOR THE DECISION

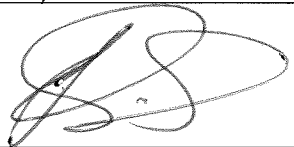
The Panel thanked the submitters for their time. The reasons for the decision of the Panel were:

1. The proposed development will add to the availability and choice of housing in the Seven Hills area. It will therefore be of social benefit.
2. The subject site is physically suited to the development and close to a shopping centre and main roads. It is zoned R4, enabling high density residential use. Overall, the site is well suited to the proposed development.
3. The proposal generally complies with applicable state and local planning instruments, including SEPP 65 and the Apartment Design Guide. There is a minor non-compliance with the building height standard in the BLEP 2015 but this breach will have no detrimental effects of consequence and therefore compliance with the standard is considered to be unnecessary. This conclusion, plus the environmental planning benefits of the proposal including its good design mean that the Clause 4.6 variation request is well founded. The Panel considers the written variation request to be satisfactory.

4. For the reasons given above (1-3) the proposal is considered to be in the public interest.
5. The Panel endorsed an amended set of conditions. The amendments respond to a revised set of plans that addressed Council's earlier concerns and result in a better development, particularly removal of the need for a deferred commencement condition.

CONDITIONS

The development application was approved subject to the conditions attached to the Supplementary Council Assessment Memorandum.

PANEL MEMBERS	
 Ed Blakely (Chair)	 Paul Mitchell
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYW183 – Blacktown – JRPP-15-1865
2	PROPOSED DEVELOPMENT	Demolition of the existing structures, consolidation of the existing lots and construction of a 6 storey residential flat building containing 146 units and 3 levels of basement parking
3	STREET ADDRESS	Lots 53-59 DP 14294 and Lot 2, DP 595267, Nos. 1-11 Olive Street and 17-19 Alice Street, Seven Hills
4	APPLICANT/OWNER	Civic Properties Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	• 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 2015 • Blacktown Development Control Plan 2015 • 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 dated 21 November 2016 - Supplementary Council assessment memorandum dated 14 December 2016 - Written submissions during public exhibition: six (6) - Verbal submissions at the public meeting: - Object – David Campbell - On behalf of the applicant – George Khouri
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Site inspection and briefing meeting on 21 December 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the supplementary council assessment memorandum dated 14 December 2016.