

DATE OF DEFERRAL	24 May 2018
PANEL MEMBERS	Paul Mitchell (Chair), Lindsay Fletcher, Chris Quilkey and Kathie Collins
APOLOGIES	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	Stuart McDonald declared a conflict of interest. While Mr McDonald has not had any involvement with this application or the applicant, the applicant is a client of his firm. He excused himself and did not participate in this item.

Public meeting held at Blacktown City Council on 24 May 2018, opened at 12:40 pm and closed at 1:10 pm.

MATTER DEFERRED

2016SWC007 – Blacktown City Council – JRPP-16-04459 AT 26 Second Avenue BLACKTOWN (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL




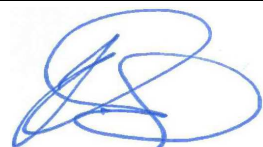
The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. Following the adjournment, the panel unanimously agreed to defer determination of the matter.

The reasons for the Panel's decision were as follows:

1. To enable Blacktown City Council to assess the amended plans that were lodged on the 24th of May 2018.
2. To enable the applicant to undertake and provide to Council an assessment of the impacts of future development on the adjoining site to the east (the Department of Housing site) on the subject development proposal. This assessment is to examine shadowing, privacy and outlook impacts. The hypothetical future development on the neighbouring site is to assume 12m separation between buildings above the podium levels and compliance with front and rear setbacks as given in Blacktown Development Control Plan 2015.

When the requested information has been assessed by Council, the Panel will hold another public determination meeting.

Councillor Quilkey did not support the second reason for the deferral but supports the decision to defer for the first reason.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Lindsay Fletcher
 Kathie Collins OAM	 Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SWC007 – Blacktown City Council – JRPP-16-04459
2	PROPOSED DEVELOPMENT	Construction of a 22 storey mixed use development comprising retail and commercial space, 90 residential units, 103 car parking spaces within 5 basement levels, drainage works and associated landscaping
3	STREET ADDRESS	26 Second Avenue BLACKTOWN
4	APPLICANT OWNER	Merhis Blacktown Pty Ltd Better Buildings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20million, lodged with Council before 1 March 2018
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 (Infrastructure) 2007 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ○ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River ○ Central City District Plan 2018 ○ Blacktown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2015 • 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: 10 May 2018 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Frank Sartor, John Flynn and Ben Haynes
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection on 24 May 2018 • Final briefing meeting to discuss council’s recommendation, 24 May 2018, 11:20 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Chair), Stuart McDonald, Lindsay Fletcher, Chris Quilkey and Kathie Collins ○ <u>Council assessment staff</u>: Bertha Gunawan, Holly Palmer, Bill Tsakalos, Matthew Sales, Judith Portelli and Alan Middlemiss
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report