

DATE OF DEFERRAL	Thursday, 26 July 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell, Lindsay Fletcher, Chris Quilkey and Kevin Gillies
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	None

Public meeting held at Blacktown City Council on 26 July 2018, opened at 2:40 pm and closed at 3:50 pm.

MATTER DEFERRED

2016SYW077 – Blacktown - DA 16-03306 at 210 Grange Avenue and 72 Vine Street West MARSDEN PARK (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel defers determination of the application to enable provision of the further details itemised in the Council's assessment report, namely:

Submission of a revised landscape Plan to Council's satisfaction that is consistent with the architectural plans. The landscape plan is to address the following:






1. Reconsideration of pathway locations, a reduction in the amount of pathways transecting the two communal open spaces to increase the useable areas, especially along the open space to the western boundary;
2. Size of private terraces at Level 1 and their relationship to the communal open space needs to be better resolved to ensure adequate privacy in both spaces;
3. Provide sections showing the relationship between the private balconies/terraces and the proposed communal open spaces;
4. Provide landscape detail and sections along the street frontages and all planting within the communal open space areas;
5. Provide details of the location of BBQ areas and seating and any other improvements to be delivered within the communal open space for occupant's use;
6. There is no detail provided as to whether shading is to be provided over any of the deck areas;
7. The amount of decked area to central communal open space is to be reduced and details provided as to how this space relates to the private terraces immediately adjoining them;
8. Ensure that the architectural plans are consistent with the landscape plans in relation to the size and location of private terraces/balconies as they currently conflict, especially in relation to the western communal open space; and
9. Resolution of the western open space is required to make it more inviting, with seating options and useable space for residents.

10. Provide details of the street tree planting on the revised Landscape Plan to incorporate:

- Angophora floribunda to Grange Avenue
- Brachychiton acerifoious to proposed road no. 4
- Melaleuca styphelioides to proposed road no. 2

When this information has been received, the panel may determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell OAM
 Lindsay Fletcher	 Chris Quilkey
 Kevin Gillies	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW077 – Blacktown - DA 16-03306
2	PROPOSED DEVELOPMENT	Construction of a part 3 and part 4 storey residential flat building containing 106 apartments, 2 levels of basement car parking, associated landscaping and stormwater drainage works
3	STREET ADDRESS	Grange Ave, Marsden Park
4	APPLICANT OWNER	Brooks Projects Architects Li and Qing Unit Trust
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20m, lodged 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 No 55 – Remediation of Land ○ State Environmental Planning Policy (Sydney Growth Centres) 2006 ○ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River ○ Central City District Plan • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centre Precincts Development Control Plan 2016 • Planning agreements: Nil

		<ul style="list-style-type: none"> • 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: 12 July 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 – Peter Brooks
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection on 26 July 2018 • Final briefing meeting to discuss council's recommendation, 26 July 2018, 1:50 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Paul Mitchell, Lindsay Fletcher, Chris Quilkey and Kevin Gillies ○ <u>Council assessment staff</u>: Bertha Gunawan, Holly Palmer and Judy Portelli
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report