

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	13 December 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Kevin Gillies and Chris Quilkey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 6 December 2018 to 13 December 2018

MATTER DETERMINED

Panel Ref 2016SYW077 – LGA – Blacktown – DA16-03306 - Address – 210 Grange Avenue, Marsden Park (Proposed Lot 7 approved by DA-15-02309, currently Lot 9 DP 802880 (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 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 4.16 of the *Environmental Planning and Assessment Act 1979*.

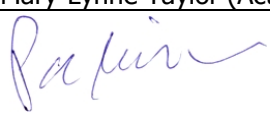
The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The Panel is satisfied that the concerns previously raised have been adequately responded to and supports the recommendation to grant conditional development consent to the proposal in accordance with the revised draft conditions.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Chris Quilkey
 Paul Mitchell	 Kevin Gillies
 L. Fletcher	

Lindsay Fletcher	
------------------	--

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref 2016SYW077 – LGA – Blacktown – DA16-03306
2	PROPOSED DEVELOPMENT	Construction of a part 3 storey and part 4 storey residential flat building containing 106 apartments, 2 levels of basement car parking and associated landscaping and stormwater drainage works.
3	STREET ADDRESS	DA16-03306 - Address – 210 Grange Avenue, Marsden Park (Proposed Lot 7 approved by DA-15-02309, currently Lot 9 DP 802880
4	APPLICANT/OWNER	Applicant – Brooks Projects Architect Owner – Li and Qing Unity Trust
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value of over \$20 million at the time of lodgement.
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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 Region Growth Centres) 2006 - State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River - Central District Plan 2018 - Draft environmental planning instruments: Nil - Development control plans: - Blacktown City Council Growth Centre Precincts Development Control Plan 2016 - Central City District Plan 2018 - 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:

		Consideration of the provisions of the Building Code of Australia. 10. The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report with documents submitted with the report – 15 November 2018 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Site Inspection – 26 July 2018 Public Meeting – 26 July 2018 Electronic meeting – 6 December 2018 to 13 December 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached 2 submitted with the council assessment report