

DATE OF DETERMINATION	19 October 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Chris Quilkey and Kathie Collins
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Blacktown City Council on Thursday 19 October 2017 opened at 2.00 pm and closed at 2.45pm.

MATTER DETERMINED

Panel Ref – 2016SYW18 - LGA – Blacktown, DA-16-03311, Address – 23-27 Schofields Road, Schofields, Description – 9 x Residential flat buildings and 2 stage subdivision into 5 lots and roads.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

VERBAL SUBMISSIONS

- Object – Nil
- On behalf of the applicant – Murray Donaldson and Duncan Reed

PANEL DECISION:

The Panel is minded to approve the application by granting approval for the following reasons:

1. The proposal will add to the availability and range of housing in the area, and thereby contribute to improved housing affordability. Specifically, the Panel requires deletion of recommended condition 5.20.1a and reinstatement 4-5 storeys in building F to provide the housing intended by the R3 zoning.
2. The proposal satisfies most applicable development standards and guidelines, and when departures occur they are either inconsequential or addressed by conditions.
3. The proposal will have no material adverse impacts on the natural or built environments. The Panel notes that the setback of the new building where it adjoins Lot 39 is of sufficient width to provide an appropriate transition to the adjoining lower scale development.
4. A request to vary the building height standard has been submitted. The Panel considers it well founded and warrants approval. Adherence to the height standard is unnecessary in this instance as no adverse impacts will result from the breach. The breach will enable access to roof top communal open space, thus providing sufficient environmental planning grounds to justify the variation. The breach will enable development that is consistent with relevant zone objectives and thus is in the public interest. Overall, the Panel considers the written request to be satisfactory and approves the subject variation.

Prior to making its final decision the Panel requires a statement from the applicant's contamination expert addressing the requirements of Clause 7 of SEPP 55 taking into account the results of the recently completed detailed site investigation.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision to defer the matter was unanimous.

When this information has been received, the Panel will determine the matter electronically.

PANEL MEMBERS	
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 Paul Mitchell	 Chris Quilkey
 Kathie Collins	