

DATE OF DETERMINATION	27 June 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Paul Mitchell, Kathie Collins and Chris Quilkey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at Blacktown City Council on Thursday, 27 June 2019, opened 2.00pm and closed at 2.30pm.

MATTER DETERMINED

Panel Ref – 2016SYW133 – LGA – Blacktown – DA16/03312 at Lots 111, 112, 113 and 114 in DP 14294, 11-17 George 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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979.

The Panel upholds the request to vary the height of buildings standard finding that the applicant's written request is satisfactory because it properly addresses all matters in clause 4.6(3) of the Blacktown Local Environmental Plan 2015. The written request demonstrates that compliance with the height standard is unnecessary and that there are sufficient environmental planning grounds to justify the variation sought.

In addition, the Panel finds that granting the variation request is in the public interest because the development as varied remains consistent with the objectives of the standard and the development will be consistent with relevant zone objectives.

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposal is well designed and responds appropriately to the sloping topography of the site.
2. The site is suitable for the proposed development. It is conveniently located with respect to public transport and community and retail facilities. Also, the site has all necessary infrastructure and is not environmentally constrained.
3. The proposal is consistent with the objectives of the R4 High Density Residential zone in which it is situated.
4. The proposal will have no material adverse environmental or social impacts on neighbours or the surrounding area.

5. The Panel has carefully considered the issues raised in the one objection received but does not believe they are of sufficient magnitude to warrant refusal of the application.
6. For the reasons given above, the Panel believes approval of the application is in the public interest.


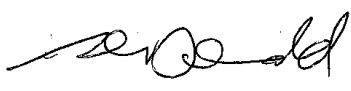
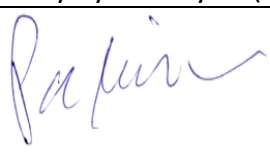


CONDITIONS

The development application was approved subject to conditions in the council report.

CONSIDERATION OF COMMUNITY VIEWS

- In coming to its decision, the Panel considered written submissions made during public exhibition and heard from those wishing to address the Panel as listed at item 7 in Schedule 1. The Panel notes that issues of concern included:
 - Potential traffic impact

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no further new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
	
Mary-Lynne Taylor (Acting Chair)	Stuart McDonald
	
Paul Mitchell	Kathie Collins
	
Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2016SYW133 – LGA – Blacktown – DA16/03312
2	PROPOSED DEVELOPMENT	Amalgamation of 4 lots, demolition of existing structures and construction of a part 6/part 7 storey residential flat building comprising 81 units over 2 levels of basement car parking, stormwater drainage works and landscaping.
3	STREET ADDRESS	Lots 111, 112, 113 and 114 in DP 14294, 11-17 George Street, Seven Hills
4	APPLICANT/OWNER	Applicant – Urban Link Pty Ltd

		Owner – Mrs Prema Reddy, Mr Ram Reddy and New Island Apartments Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$20 million
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 (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 ○ Blacktown Local Environmental Plan (BLEP) 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2015 ○ Central City District Plan 2018 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000 • 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: 5 June 2019 • Applicant's Clause 4.6 request • Council's assessment of Clause 4.6 request • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Raj Sharma ○ Council assessment officer – Judith Portelli, Ruth Bennett, Matt Sales and Abdun Noor ○ On behalf of the applicant – Alison Davidson and Mark

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8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection: 27 June 2019 • Final briefing to discuss council's recommendation, 27 June, time 1.00pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Paul Mitchell, Kathie Collins and Chris Quilkey ○ <u>Council assessment staff</u>: Judith Portelli, Ruth Bennett, Matt Sales and Abdun Noor
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with council report