

DETERMINATION AND STATEMENT OF REASONS SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	28 November 2017
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell, Louise Camenzuli
APOLOGIES	Edward Blakely
DECLARATIONS OF INTEREST	Councillor Chris Quilkey and Councillor Kathie Collins both declared conflicts of interest and chose not to participate, as Council are owners in this application.

Public meeting held at Blacktown City Council on 28 November 2017 opened at 3:35 pm and closed at 4:00 pm.

MATTER DETERMINED

2017SWC044 – Blacktown – SPP-17-00001 – Hobart St, Sydney Street, Crown Street, Junction Road, Edmund Street, Riverstone (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 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 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determines the application by granting approval for the following reasons:


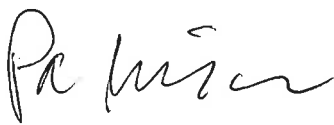

1. The development will assist in resolving a longstanding planning problem in enabling satisfactory development of part of the historically established scheduled lands area.
2. The development will increase the availability of properly planned and serviced residential land in an area where there is a strong demand for such land.
3. The impacts of the development on the natural environment will be acceptable given that the site is biodiversity certified comprehensive sub-regional compensation measures will occur.
4. Potential risks including bushfires and flooding are being appropriately mitigated by design measures and application of relevant conditions in this proposal.
5. For the reasons given above, approval of the application is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Amend 6.5.1 – correct the reference 'CEPM' to 'CEMP'
- Delete 11.4.4

- Amend 11.5.2 - change the words 'restoration' and 'restored' respectively to 'rehabilitation' and 'rehabilitated'
- Amend 12.2.1 – correct the reference to read the '*Department of Planning and Environment*'.
- Amend 12.2.1 - At the end of Condition 12.2.1, add the words '*..the certificate is to be supplied to Council prior to the issue of a subdivision certificate.*'
- Amend 12.8.1 - delete the words '*and take into account the internal noise levels*'.
- Combine 12.5.1 and 12.16.1 – these conditions repeat the same material and shall be merged into one condition.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Louise Camenzuli	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SWC044 – Blacktown – SPP-17-00001
2	PROPOSED DEVELOPMENT	Staged subdivision
3	STREET ADDRESS	Hobart St, Sydney Street, Crown Street, Junction Road, Edmund Street, Riverstone
4	APPLICANT/OWNER	RPS Australia on behalf of UrbanGrowth / Multiple owners, including 6 properties owned by Blacktown City Council
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 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 No 55 – Remediation of Land ○ State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 ○ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centre Precincts Development Control Plan 2010 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: 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: 3 November 2017 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of owner - Nazarene (Jerry) Teuma ○ On behalf of the applicant – Rachelle Newman (Development Manager, Landcom), Tony Atkins (Project Manager, RPS Australia), Kemal Hughes (Development Director)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection 28 November 2017 • Final briefing meeting to discuss council's recommendation, 28 November 2017, 3 pm Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Paul Mitchell, Louise Camenzuli ○ <u>Council assessment staff</u>: Allan Middlemiss, Aimee Lee, Craig Hopfe
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report