



DATE OF DEFERRAL	22 February 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Chris Quilkey and Kathie Collins
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Blacktown City Council on 22 February 2018, opened at 4:00 pm and closed at 4:50 pm.

MATTER DEFERRED

2017SWC050 – Blacktown – SPP-17-00005 AT 56 Elsom St, Kings Langley (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the applicant presents to the council amended plans which will retain important trees such as trees numbered 60, 68, 69, 104, 105 and 106. The panel found the removal of so many trees identified by the arborist to be of good SULE to be an unsatisfactory outcome.

When this information has been received, the panel will require a further assessment report from the council planners and there may need to be a further public meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
	Mary-Lynne Taylor (Acting Chair)
	Paul Mitchell OAM
	Lindsay Fletcher
	Chris Quilkey
	Kathie Collins OAM

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SWC050 – Blacktown – SPP-17-00005
2	PROPOSED DEVELOPMENT	Demolition and alterations and additions to an existing residential aged care facility

3	STREET ADDRESS	56 Elsom St, Kings Langley
4	APPLICANT/OWNER	Adventist Aged Care
5	TYPE OF REGIONAL DEVELOPMENT	General development 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 (Infrastructure) 2007 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River ○ Blacktown Local Environmental Plan 2015 • Draft environmental planning instruments: Draft Central City District Plan 2017 • Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2015 • 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 • 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: 23 January 2018 • Written submissions during public exhibition: 6 (including 1 confidential submission) • Letter regarding conditions of consent from Council dated 20 February 2018 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Object – Jill Sykes, Colleen Robinson and Jorgen Nielsen ○ On behalf of the applicant – Ellen Robertshaw, Brian Swanepoel, Jason Budd and Lee Daltery
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection on 22 February 2018 • Final briefing meeting to discuss council's recommendation, 22 February 2018, 3:45 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Chris Quilkey and Kathie Collins ○ <u>Council assessment staff</u>: Judith Portelli, Holly Palmer, Jared Spies, Matt Sales
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report