

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 (OAM), Kathie Collins, Chris Quilkey and Mark Grayson
APOLOGIES	Nil
DECLARATION OF INTEREST	Nil

Public meeting held at Blacktown City Council on 13 December 2018, opened at 11.36am closed at 12.54pm.

MATTER DETERMINED

2017SWC073 – Blacktown – DA-17-00011, Hobart Street, Wellington Street, Edmund Street, Loftus Street and Windsor Road, Riverstone. Lots 52-70 Section 29 DP 1480; Lots 1-19, Lots 21-39, Lots 40-51, Lots 52-70, Lots 75-90 Section 30 DP 1480; Lots 40-45 DP 135718; Lots 46-51 DP 456639; and Lot 1 DP 790369 (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 application as described in Schedule 1 subject to the recommended conditions pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979.

REASONS FOR THE DECISION

1. The subdivision will implement the Subdivision Order issued by the Minister for Planning.
2. Residential subdivision is a permissible land use within the R2 Low Density Residential zone and satisfies the specified zone objectives.
3. The proposal is consistent with the Riverstone Precinct Plan and the specific development standards applying to the Scheduled Lands.
4. Potential impacts from the development, including traffic, access, design, and stormwater management, have all been satisfactorily addressed in the proposal. The result is that potential impacts have been mitigated by the design of the proposal or through the recommended conditions or are inconsequential.
5. The proposal will allow orderly development of the Riverstone Scheduled Lands.
6. Due to the minimal environmental impact of the development and fact that it will provide orderly development of this highly fragmented area, approval of the proposal is considered to be in the public interest.

The decision was unanimous.

CONDITIONS

The development application was approved subject to the revised conditions presented at the meeting on 13 December 2018.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC073 – Blacktown – DA-17-00011
2	PROPOSED DEVELOPMENT	Integrated Development' including demolition of some existing buildings, subdivision to create 108 residential lots, 25 residue lots and 2 drainage reserve lots, as well as associated subdivision works including earthworks, road construction, drainage construction and installation of utility services
3	STREET ADDRESS	Hobart Street, Wellington Street, Edmund Street, Loftus Street and Windsor Road, Riverstone. Lots 52-70 Section 29 DP 1480; Lots 1-19, Lots 21-39, Lots 40-51, Lots 52-70, Lots 75-90 Section 30 DP 1480; Lots 40-45 DP 135718; Lots 46-51 DP 456639; and Lot 1 DP 790369
4	APPLICANT/OWNER	Applicant – RPS Australia East Pty Ltd on behalf of UrbanGrowth NSW Owner – Multiple Owners
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$5milllion
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No 55 – Remediation of Land - State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Sydney Regional Environmental Plan No. 20 – Hawkesbury-

		Nepean River ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 • Draft environmental planning instruments: Nil • Development control plans: • Blacktown City Council Growth Centre Precincts Development Control Plan 2016 • 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	• Council assessment report: 28 November 2018 • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: ○ Support – Nil ○ Object – Anonymous Speaker ○ On behalf of the applicant – Rachelle Newman
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Public Meeting – 13 December 2018 • Final briefing to discuss council's recommendation, 13 December 2018 – 10.30am to 11.00 am. • Attendees: <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Mark Grayson, Kathie Collins and Chris Quilkey <u>Council assessment staff</u>: Judith Portelli and Jared Spies
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to Council Assessment Report