

DATE OF DETERMINATION	29 August 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Mark Grayson, Paul Mitchell, Kevin Gillies and Chris Quilkey
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	Nil

Public meeting held at Blacktown City Council on Thursday, 29 August 2019, opened 2.05pm and closed at 3.50pm.

MATTER DETERMINED

2017SWC145 – Blacktown – DA17-00043 AT 27 Boundary Road (Lot 2 DP 1219130), 29 Schofields Road (Lot 500 DP 1195372), 31 and 33 Schofields Road (Lots 213 and 214 DP 1189773), Schofields (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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION



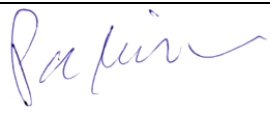


1. The proposal will add to the stock and range of housing available in the locality and will therefore contribute to improved housing choice and affordability.
2. The site is considered suitable for the proposed development. It is proximal to retail, community and public transport services, and the proposal is consistent with relevant R3 zone objectives.
3. The proposal will have no material adverse impacts on neighbouring properties and the broader locality including on local infrastructure and the road network.
4. For the reasons given above approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to revised conditions presented at the meeting.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC145 – Blacktown – DA17-00043
2	PROPOSED DEVELOPMENT	Construction of a multi dwelling housing development in 2 stages, containing 230 2-storey dwellings, 402 car parking spaces, internal private roads, stormwater drainage works and landscaping.
3	STREET ADDRESS	27 Boundary Road (Lot 2 DP 1219130), 29 Schofields Road (Lot 500 DP 1195372), 31 and 33 Schofields Road (Lots 213 and 214 DP 1189773), Schofields
4	APPLICANT/OWNER	Applicant – Universal Property Group P/L Owner – UPG 29 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$20 million at the time of lodgment
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Sydney Region Growth

		<p>Centres) 2006</p> <ul style="list-style-type: none"> • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centre Precincts Development Control Plan 2018 ○ Central City District Plan 2018 • 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: 24 July 2019 • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer – Judith Portelli and Holly Palmer ○ On behalf of the applicant – Graeme Allen
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection: 29 August 2019 • Final briefing to discuss council's recommendation, 29 August 2019, time 1.00pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Mark Grayson, Paul Mitchell, Kevin Gillies and Chris Quilkey ○ <u>Council assessment staff</u>: Judith Portelli and Holly Palmer
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with council report