



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

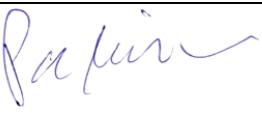
1. The proposal will add to the stock and range of housing available in the locality and will therefore contribute to improved housing choice and affordability.
2. The site is considered suitable for the proposed development. It is proximal to retail, community and public transport services, and the 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	
	 Mark Grayson
	 Chris Quilkey
	
Kevin Gillies	

#### SCHEDULE 1

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	2017SWC145 – Blacktown – DA17-00043
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	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.
<b>3</b>	<b>STREET ADDRESS</b>	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
<b>4</b>	<b>APPLICANT/OWNER</b>	Applicant – Universal Property Group P/L Owner – UPG 29 Pty Ltd
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Capital Investment Value over \$20 million at the time of lodgment
<b>6</b>	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Sydney Region Growth</li> </ul> </li> </ul>

		<p>Centres) 2006</p> <ul style="list-style-type: none"> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Blacktown City Council Growth Centre Precincts Development Control Plan 2018</li> <li>○ Central City District Plan 2018</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 24 July 2019</li> <li>• Written submissions during public exhibition: 0</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ In support – Nil</li> <li>○ In objection – Nil</li> <li>○ Council assessment officer – Judith Portelli and Holly Palmer</li> <li>○ On behalf of the applicant – Graeme Allen</li> </ul> </li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site Inspection: 29 August 2019</li> <li>• Final briefing to discuss council's recommendation, 29 August 2019, time 1.00pm.</li> <li>• Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Mark Grayson, Paul Mitchell, Kevin Gillies and Chris Quilkey</li> <li>○ <u>Council assessment staff</u>: Judith Portelli and Holly Palmer</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Submitted with council report