

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	20 September 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Stuart McDonald, Kevin Gillies and Chris Quilkey
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 13 September 2019 and 20 September 2019.

MATTER DETERMINED

2018CCI025 - Blacktown – MOD-18-00505 AT 1 Zoe Place, Mount Druitt (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 listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979.

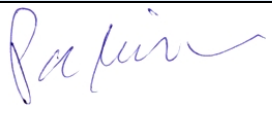
The decision was unanimous.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

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)	 Paul Mitchell
 Chris Quilkey	 Stuart McDonald
	

Kevin Gillies	
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SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018CCI025 - Blacktown – MOD-18-00505
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to an approved mixed-use development including the addition of a new supermarket, an additional basement level for parking and reconfigurations of the Level 1 retail area.
3	STREET ADDRESS	1 Zoe Place, Mount Druitt
4	APPLICANT/OWNER	Applicant – Good Luck Plaza (Blacktown) Pty Ltd Owner – Ausunion First Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) modification
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Blacktown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: ○ Blacktown Development Control Plan 2015 ○ 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	• Council assessment report: 12 August 2019 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	• Papers circulated electronically between 13 September 2019 and 20 September 2019.

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached 7 to the council assessment report