

DATE OF DEFERRAL	Wednesday 24 April 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher
APOLOGIES	None
DECLARATIONS OF INTEREST	Crs Quilkey, Collins and Gillies advised as Blacktown City Council is the land owner for these projects and they have attended many briefings and participated in a council vote for its funding, they have a conflict of interest and cannot sit on the Panel.

Public meeting held at Blacktown City Council on 24 April 2019, opened at 2.30pm and closed at 4.15pm.

MATTER DEFERRED

2018CCIO27– LGA – Blacktown – DA18-01553 at Main Street and Warrick Lane, Blacktown (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel agreed to defer the application, although satisfied with all aspects, for the submission by the Council of 3 additional or amended conditions relating to the following matters:

1. A clear understanding of the manner in which stormwater detention, meeting the council's usual requirements, will be provided for the site both during construction and thereafter;
2. A condition regarding the provision of access during construction and thereafter for the submitter at 77-79 Main Street;
3. The provision of no less than 220 time-limited car spaces for public parking throughout the construction period.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submission made during public exhibition and heard from all those wishing to address the panel. The Panel notes that the submitter's issues of concern were:

- Access to the neighbouring property of 77-79 Main St both during and following construction

The Panel considers that concerns raised by the community submission has been adequately addressed in the assessment report, including council suggested conditions of consent and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018CCI027– LGA – Blacktown – DA18-01553
2	PROPOSED DEVELOPMENT	The Warrick Lane Precinct in Blacktown consisting of construction of a new public plaza over a basement public car park, 1 x single storey and 1 x 4 storey mixed use building on the western and eastern side of the plaza respectively, a new pocket park, reconstruction of Warrick Lane and new streets, urban streetscape works and augmentation of services and infrastructure.
3	STREET ADDRESS	Multiple properties comprising the ‘Warrick Lane Precinct’ on Main Street and Warrick Lane, Blacktown
4	APPLICANT/OWNER	Applicant – Blacktown City Council’s Property Section. Owner – Blacktown City Council. Note: 93 Main Street, Blacktown, Lot 1 DP 202276 was compulsorily acquired by Council on 9 August 2018. 87 Main Street, Blacktown, Lot 4A DP 11349) was purchased by agreement by Council and settled in January 2019.
5	TYPE OF REGIONAL DEVELOPMENT	A Council related development with a capital investment value (CIV) over \$5million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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 (Vegetation in Non-Rural Areas) 2017 - State Environmental Planning Policy No. 55 – Remediation of Land - 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>: Clause 92 - Current Planning Proposals - 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: 10 April 2019 • List any clause 4.6 variation requests here – N/A • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: ○ In support – Nil ○ In objection – Nil ○ Council assessment officer - Judith Portelli, Holly Palmer ○ On behalf of the applicant – Drew Reid, Bill Tsakalos (Council), Rudi Svarc (Council), Alex Soovaroff, Dan Brindle
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection: 31 January 2019 Lindsay Fletcher attended site inspection on 22 November 2018, 30 January 2019. • Briefing: 31 January 2019 • Final briefing to discuss council's recommendation, 24 April 2019, 2.00pm. Attendees: ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Lindsay Fletcher ○ <u>Council assessment staff</u>: Judith Portelli, Holly Palmer, Julie Hoarder, Fergus Freeney
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report