

DATE OF DETERMINATION	Monday 17 June 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.

Papers circulated electronically between 11 June 2019 and 17 June 2019.

MATTER DETERMINED

2018CCI027– LGA – Blacktown – DA18-01553 at Main Street and Warrick Lane, Blacktown (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 4.16 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 Supplementary Report.

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.

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	<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 (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:<ul style="list-style-type: none">○ Blacktown Development Control Plan 2015○ Central City District Plan 2018• Planning agreements: Nil• Provisions of the <i>Environmental Planning and Assessment</i>

		<p><i>Regulation 2000: Clause 92</i></p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Council supplementary report: 24 May 2019 • Council assessment report: 10 April 2019 • List any clause 4.6 variation requests here – N/A • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspection: 31 January 2019 Lindsay Fletcher attended site inspection on 22 November 2018, 30 January 2019. • Briefing: 31 January 2019 • Public meeting: 24 April 2019 • Papers circulated electronically between 11 June 2019 and 17 June 2019.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report