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| 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 | <p>Paul Mitchell advised that he is an employee of a company that provides consulting services to the applicant, Coles, from time to time. Notwithstanding, he had no involvement with his firm's work for Coles in general and including on this site.</p> <p>Chris Quilkey advised that Blacktown City Council owns Lot 1 Minerva Street – 546 square metres which is not to be developed itself but provides access for the development of the larger site. On this basis he does not believe that he has any actual or perceived conflict of interest.</p> <p>Kevin Gillies advised that Council owns a parcel of land, Lot 1 in Minerva Street which is not part of the development. Pelican Road was sold by Council to Coles which has been finalized. He does not believe that he has any actual or perceived conflict of interest.</p> |

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

MATTER DEFERRED

2018SWC008 – Blacktown – DA17-00047 AT 227 Railway Terrace, Schofields, Part of the former roadway of Pelican Road (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 deferred the decision.

The decision was unanimous.

REASONS FOR THE DECISION

Panel received late submission from the applicant on 27 August which has not been fully assessed by Council, Panel will not make a decision on this application today and will seek another briefing from Council on the new information provided by the applicant to Council on 27 August 2019. Panel will hold another public meeting once an addendum report is ready for Panels consideration.

| PANEL MEMBERS | |
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|  Mary-Lynne Taylor (Acting Chair) |  Mark Grayson |

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|  Paul Mitchell |  Chris Quilkey |
|  Kevin Gillies | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | 2018SWC008 – Blacktown – DA17-00047 |
| 2 | PROPOSED DEVELOPMENT | Section 4.22 Concept development application for a shopping centre in 2 stages, comprising a supermarket, specialty retail shops, child care centre, at-grade and basement car parking spaces, signage, infrastructure and stormwater works, landscaping and subdivision. |
| 3 | STREET ADDRESS | 227 Railway Terrace, Schofields, Part of the former roadway of Pelican Road |
| 4 | APPLICANT/OWNER | Applicant – Coles Group Property Developments Ltd Owner – Lot 30 DP 1191922 and Lot 2 DP 1248598 are owned by Coles Group Property Developments Ltd Lot 1 DP 1248598 is owned by Blacktown City Council |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Capital Investment Value over \$20 million at the time of lodgement |
| 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 (Educational Establishments and Child Care Facilities) 2017 ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ Blacktown Local Environmental Plan (BLEP) 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 Regulation</i> |

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| | | <p>2000: Nil</p> <ul style="list-style-type: none"> • 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: 2 August 2019 • Written submissions during public exhibition: 2 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Greg Foster representing owner of Andrew Chen ○ In objection – Nil ○ Council assessment officer – Judith Portelli and Holly Palmer ○ On behalf of the applicant – Felicity Rourke, Matthew Houlden, Andrew Francis, Thomas Dempsey and Liz Densley |
| 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 12.30pm. • 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 |