

DATE OF DETERMINATION	25 July 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Paul Mitchell, Kathie Collins and Chris Quilkey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at Blacktown City Council on Thursday, 25 July 2019, opened 1.10pm and closed at 1.47pm

MATTER DEFERRED

2018SWC039 – Blacktown – DA18-00003 AT 7 Luxford Road, Mount Druitt (Lot 2 DP 251863) (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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

DECISION

The Panel is minded to approve the application but would to defer determination to allow the Site Contamination Phase 2 report to be prepared.

Upon receipt of the Council addendum report, the Panel will determine the matter electronically.

	
Mary-Lynne Taylor (Acting Chair)	Stuart McDonald
	
Paul Mitchell	Kathie Collins
	
Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC039 – Blacktown – DA18-00003
2	PROPOSED DEVELOPMENT	Demolition of the existing building and construction of an 8 storey shop top housing development comprising 7 ground level commercial tenancies, 131 apartments and 222 basement car parking spaces.
3	STREET ADDRESS	7 Luxford Road, Mount Druitt, (Lot 2 DP 251863)
4	APPLICANT/OWNER	Applicant – Yardhouse Pty Ltd Owner – Alexander Volfneuk and Elina Safro
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ 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 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	<ul style="list-style-type: none"> • Council assessment report: 5 July 2019 • Written submissions during public exhibition: 4 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer – Judith Portelli and Jared Spies ○ On behalf of the applicant – Tony Owen and Daniel McNamara
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection: 25 July 2019 • Final briefing to discuss council's recommendation, 25 July 2019, time 12.00pm. • Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Paul Mitchell, Kathie Collins and Chris Quilkey ○ <u>Council assessment staff</u>: Judith Portelli and Jared Spies.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with council assessment report