

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	18 October 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Stuart McDonald, Chris Quilkey
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 4 October 2019 and 18 October 2019.

MATTER DETERMINED

2018SWX039 -Blacktown - DASPP-18-00003 at 7 Luxford Road Mount Druitt for a mixed use development (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.

Development application

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.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report





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 written submissions made during public exhibition. No members of the community presented to the Panel at the public meeting on 25 July 2019.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Stuart McDonald	 Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC039 – Blacktown - DASPP-18-00003
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	General development over \$30 million
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 developments
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 5 July 2019 Council supplementary report: 1 October 2019 Written submissions during public exhibition: 4 Verbal submissions at the public meeting 25 July 2019: <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/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: 25 July 2019 <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 Final briefing to discuss council's recommendation, 25 July 2019 at 12pm. 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

		<ul style="list-style-type: none">○ <u>Council assessment staff:</u> Judith Portelli and Jared Spies.• Papers were circulated electronically between 4 October 2019 and 18 October 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report