

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	22 June 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Noni Ruker, Chris Quilkey and Kathie Collins
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 10 June 2021.

MATTER DETERMINED

PPSSCC-249 - MOD-21-00164 – Blacktown - 2-10 George Street, Seven Hill, Modification to approved Residential Flat Building (JRPP-16-03323) to increase the height of each floor level for the inclusion of essential fire safety measures within the building (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in the Council Assessment Report.

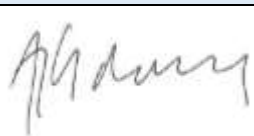




The decision was **unanimous**.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there were no written submissions received during the public exhibition period.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Noni Ruker	 Chris Quilkey
 Kathie Collins	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-249 - MOD-21-00164 – Blacktown
2	PROPOSED DEVELOPMENT	Modification to approved Residential Flat Building (JRPP-16-03323) to increase the height of each floor level for the inclusion of essential fire safety measures within the building
3	STREET ADDRESS	2-10 George Street, Seven Hill
4	APPLICANT/OWNER	Urban Link Architects C/O- Mr Joseph El Khawaja/SH3 Housing Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Major modification lodged under section 4.55(2) of the Environmental Planning and Assessment Act 1979 for a modification application previously approved by the Panel. Modification application will contravene the height of the building development standard by more than 10%.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • Blacktown Local Environmental Plan 2015 ○ Draft environmental planning instruments: Nil ○ Development control plans: <ul style="list-style-type: none"> • Blacktown Development Control Plan 2015 ○ Planning agreements: Nil ○ Provisions of the Environmental Planning and Assessment Regulation 2000: 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: 26 May 2021 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically on 10 June 2021. • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.
9	COUNCIL RECOMMENDATION	Approve, subject to modified conditions listed in attachment 6.

10	DRAFT CONDITIONS	Conditions listed in attachment 6.
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