

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	28 October 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan and Noni Ruker
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Council's representatives, Kathie Collins, Chris Quilkey, Moninder Singh and Kevin Gillies advised that they have a conflict of interest due to Blacktown City Council being the landowner. Susan Budd advised that as Council is the landowner, and the Mayor of Blacktown Council is a member of the Board of her employer, she has a conflict of interest.

Papers circulated electronically on 14 October 2020.

MATTER DETERMINED

PPSSCC-54 - Blacktown – SPP-19-00010, Lot 1 DP SP1243995, 108 Burdekin Road, Schofields, Staged subdivision into 88 Torrens title residential lots and 1 residue lot, construction of 24 abutting dwellings, new public roads, associated landscaping and civil works (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 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

CONDITIONS

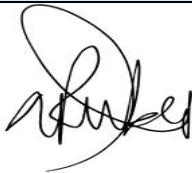
The development application was approved subject to the conditions listed in Council's attachment 8, dated 28 October 2020.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during the public exhibition. The Panel notes that issues of concern in written submissions included:

- Proposed height of buildings
- Location of shared driveways (on Grima Street)
- The potential adverse impacts arising from manor homes, and the proposed density and width of Grima Street to the west of the site.

The Panel considers that concerns raised by the community have been adequately addressed in the Council Assessment Report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Noni Ruker
 David Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-54 - Blacktown – SPP-19-00010, Lot 1 DP SP1243995
2	PROPOSED DEVELOPMENT	Staged subdivision into 88 Torrens title residential lots and 1 residue lot, construction of 24 abutting dwellings, new public roads, associated landscaping and civil works
3	STREET ADDRESS	Lot 1 DP SP1243995, 108 Burdekin Road, Schofields
4	APPLICANT/OWNER	Applicant – Landcom Owner – Blacktown City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council owned land with CIV over \$5million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy (Infrastructure) 2007 - State Environmental Planning Policy No. 55 – Remediation of Land - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River - State Environmental Planning Policy (BASIX) 2004 - State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Draft environmental planning instruments: Nil - Development control plans: - Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (as amended May 2020), Schedule One—Alex Avenue Precinct, Part 4: Site Specific Controls - Development in Burdekin Road, Schofields – Landcom Demonstration Precinct - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> - 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</i>

		<i>and Assessment Act 1979 or regulations</i> • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 12 May 2020 • Independent Urban Design Review - 108 Burdekin Rd Schofields Urban Design Review, Revision C, Dated 17 August 2020, Prepared by DesignInc Sydney Pty Ltd • Council supplementary report: 8 October 2020 • Letter to clarify Crown Status dated 20 October 2020. • Written submissions during public exhibition: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Public meeting: 28 May 2020 • Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspections individually. • Panel Discussion, 20 October 2020, 9.00am (teleconference) Attendees: ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan and Noni Ruker • Final briefing to discuss council's recommendation, 21 October 2020, 10.00am (teleconference) Attendees: ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan and Noni Ruker ○ <u>Council assessment staff</u>: Sami Ahangari and Judith Portelli • Final briefing to discuss council's recommendation, 21 October 2020, 10.30am (teleconference) Attendees: ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan and Noni Ruker ○ <u>Applicant representatives</u>: Megan Hawley, Matthew Beggs, Nicole Woodrow and Pip Hyde ○ <u>Council assessment staff</u>: Sami Ahangari and Judith Portelli
9	COUNCIL RECOMMENDATION	Approval subject to conditions listed in attachment 8 dated 28 October 2020
10	DRAFT CONDITIONS	Attachment 8