



Blacktown Local Planning Panel

PLANNING PROPOSAL ADVICE

DATE	13 September 2018
PANEL MEMBERS	Ian Reynolds, Chair Mary-Lynne Taylor, Independent expert Milan Marecic, Independent expert Sean Castle, Ward 1 community representative
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Ian Reynolds declared that the applicant speaking on this matter, Mr Paul Robilliard, is known to him as they worked for the Growth Centres Commission and Department Planning and Infrastructure together between approximately 2007 and 2011.

Meeting held at Blacktown City Council, Committee Rooms 2 and 3, 62 Flushcombe Road, Blacktown on 13 September 2018, opened at 5.12 pm and closed at 5.31 pm.

PLANNING PROPOSAL

1. F17/584: Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to increase the maximum building height from 16 m to 26 m at 34-72 Tallawong Road, Rouse Hill.




PANEL ADVICE

The Panel considered the assessment report on the matter and the material presented at the Panel meeting.

The Panel provided the following advice for the Planning Proposal described above:

- The Panel notes the strategic merit of the proposal in the context of:
 - Surrounding planning controls
 - Proximity of the subject land to the future town centre and major transport infrastructure currently under construction
 - Absence of impact on sight lines from Rouse Hill House and Regional Park.

- Supports the matter being referred to Gateway consideration, noting that a range of issues will need to be examined in detail should the proposal proceed beyond Gateway determination, including but not necessarily limited to:
 - Calculation of additional yield and populations to inform transport analysis, additional open space needs and additional community facilities needed.
- Notes that these are a number of inconsistencies in planning control across the North West Growth Area and recommends that the State review these controls to rationalise the planning and development process across the Growth Area.

PANEL MEMBERS	
Ian Reynolds (Chair)	
Mary-Lynne Taylor (Independent expert)	
Milan Marecic (Independent expert)	
Sean Castle (Ward 1 community representative)	