

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Blacktown City Council** on **Thursday 30 October 2014 at 11.00 am**

Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald and Bruce McDonald

**Apologies:** Paul Mitchell

**Declarations of Interest:** None

## Determination and Statement of Reasons

**2014SYW027 – Blacktown, DA/14-91,** Two lot subdivision and the staged construction of 4 x 4 storey residential flat buildings and concurrent strata subdivision, 9 Terry Road, Rouse Hill.

**Date of determination:** 12 December 2014

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Standard Variation

Having considered the applicants request to vary the development standard contained in Clause 4.3 Height of Buildings of the Sydney Region Growth Centres SEPP 2006 the Panel considers that compliance with the standard is unnecessary in the circumstances of this proposal as the variation sought is minor and there are sufficient environmental planning grounds to justify the requested variation and as the proposed development is consistent with the objectives of the standard and the objectives of the R3 Medium Density Zone.

**Reasons for the panel decision:**

1. The proposed development will add to the supply and choice of housing within the Western Metropolitan Subregion and the City of Blacktown in a location near to urban services offered by Rouse Hill Regional Centre and near to regional transport.
2. The scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the planned future of the sector in which it is placed as an element of the Northwest Regional Growth Centre.
3. The proposed development amendments will have no significant additional adverse impacts on the natural or built environments.
4. The proposed development provides satisfactory compliance with the relevant planning provisions including SEPP (State and Regional Development) 2011, SEPP 55 (containment) and SEPP 65.
5. The proposal adequately satisfies the provisions of Blacktown City Growth Centres DCP, noting the advice of the Department of Education that the site is not required at this time.
6. In consideration of conclusions 1-5 above the Panel considers the proposal is in the public interest.

**Conditions:** The development application was approved subject to the revised conditions in the Council Assessment Report.

**Panel members:**



**Mary-Lynne Taylor (Chair)**



**Stuart McDonald**



**Bruce McDonald**

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW027, LGA – Blacktown City Council, DA/14-91</b>
2	<b>Proposed development:</b> Two lot subdivision and the staged construction of 4 x 4 storey residential flat buildings and concurrent strata subdivision.
3	<b>Street address:</b> 9 Terry Road, Rouse Hill
4	<b>Applicant/Owner: Owner:</b> Winter Properties Group Pty Ltd
5	<b>Type of Regional development:</b> Capital investment value over \$20 million
6	<p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>◦ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>◦ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development</li> <li>◦ State Environmental Planning Policy 55 – Remediation of Land</li> <li>◦ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Blacktown City Council Growth Centre Precincts Development Control Plan 2010</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<p><b>Material considered by the panel:</b></p> <p>On 30 October 2014 the Panel considered this application and deferred its determination of the DA to seek a response from the Department of Planning and Environment regarding whether this site continues to be required as a school site as shown on the Area 20 indicative Layout Plan (ILP).</p> <p>Council assessment report, draft conditions of consent, development application plans &amp; shadow diagrams, location of objector's properties, clause 4.6 variation to development standard and SEPP 65 design quality principles – considered on 30 October 2014, Department of Planning and Environment Letter, Supplementary Report with revised conditions of consent.</p> <p>Submissions: 3</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>• Warwick Gosling on behalf of the applicant</li> </ul>
8	<p><b>Meetings and site inspections by the panel:</b></p> <p>8 May 2014 - Briefing Meeting;</p> <p>30 October 2014 - Site Inspection and Final Briefing Meeting;</p> <p>12 December 2014 - Final Briefing Meeting.</p>
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report