

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Blacktown City Council on 22 April 2015 at 12.30 PM

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

Apologies: Nil Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW072 – Blacktown – JRPP-14-903 [5-7 The Avenue, Mt Druitt] as described in Schedule 1.

Date of determination:

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.

Reasons for the panel decision:

1. The proposed development will add to the supply and choice of housing within the West Central Metropolitan Subregion in a location with ready access to the services and amenities offered by Mount Druitt Centre and to the regional and district transport facilities available at Mount Druitt station.
2. The scale and form of development is consistent with the planned future of the locality.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 and its associated Residential Flat Design Code.
4. The proposal complies with Blacktown LEP 1988 and Draft Blacktown LEP 2015.
5. The proposal adequately satisfies the provisions of Blacktown DCP 2006. In this regard the Panel notes that the building height exceeds that specified in the DCP. However, the proposal will be compliant with the requirements of the soon to be adopted Draft LEP 2015.
6. The proposed development will have no unacceptable impacts on the natural or built environments.
7. In considerations of conclusions 1-6 the Panel considers the proposed development is a suitable use of the subject land and approval is in the public interest.

Conditions: As attached to the Council Assessment Report

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Bruce Clarke

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SCHEDULE 1	
1	JRPP Reference – LGA – Council Reference: 2014SYW072 – Blacktown – JRPP-14-903
2	Proposed development: Residential Flat Building
3	Street address: 5-7 The Avenue, Mt Druitt
4	Applicant/Owner: Coronation Property Co
5	Type of Regional development: Capital Investment Value >\$20M
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 65- Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Blacktown Local Environmental Plan 1988 • Draft Blacktown Local Environmental Plan 2015 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 15 April 2015 Written submissions during public exhibition: 1 Submission Verbal submissions at the panel meeting: Nil
8	Meetings and site inspections by the panel: Site Visit: 22 April 2015 Final Briefing Meeting: 22 April 2015
9	Council recommendation: Approval
10	Draft conditions: As attached to the Council Assessment Report