

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Blacktown City Council, Bowman Hall** on **Wednesday 16 December 2015**
at **5.30 pm**

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW081 – Blacktown City Council, DA14/1105, Demolition of existing structures and construction of 5 x 5 storey residential flat buildings for 322 units, basement car parking and 2 lot subdivision with road creation, 60 Pelican Road, Schofields.

Date of determination: 16 December 2015

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 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 Central Western Metropolitan Subregion and the City of Blacktown in a location planned for additional housing development and which has ready access to the metropolitan transport services provided at Schofields Rail Station.
2. The proposed development adequately satisfies the relevant State Legislation and Environmental Planning Policies including the Rural Fires Act 1997, SEPP Sydney Region Growth Centres 2006, SEPP 65 Design Quality of Residential Flat Buildings and its associated Residential Flat Design, Code SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the provisions and objectives of Alex Avenue and Riverstone Precinct Plan 2010 and Blacktown City Council Growth Centres DCP 2010.
4. The proposed development is consistent in scale and form and pattern of development planned for this locality which will rapidly transform from its currently prevailing character.
5. The proposed development will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, or the operation of the local road system.
6. In consideration of the conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Decision: The development application was approved subject to the conditions as recommended in the Council Assessment Report.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Stuart McDonald

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SCHEDULE 1

1	JRPP Reference – 2014SYW081, LGA – Blacktown City Council, DA14/1105
2	Proposed development: Demolition of existing structures and construction of 5 x 5 storey residential flat buildings for 322 units, basement car parking and 2 lot subdivision with road creation.
3	Street address: 60 Pelican Road, Schofields.
4	Applicant: Design Cubicle. Landowner: Schofields Property Holdings Pty Ltd
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centres Precincts Development Control Plan 2010 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • 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 with draft conditions of consent and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Adam Byrnes
8	Meetings and site inspections by the panel: 16 December 2015 - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report