

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

2014SYW101 – Blacktown, DA/14-1437, Residential aged care facility, Lots 8891 and 8892, DP 1128072, View Street, The Ponds.

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.

Reasons for the panel decision:

1. The proposed facility will add to the housing and social services available in this rapidly developing sector of the Western Metropolitan Subregion and the City of Blacktown in a location near to services offered by Stanhope Gardens Village Centre and near to regional transport.
2. The proposed development provides satisfactory compliance with the relevant planning provisions including SEPP 55 (contamination) SEPP (Housing for Seniors or People With a Disability) 2004, Blacktown LEP 1988 and Blacktown DCP 2006.
3. The scale, architectural treatment and landscape treatment adopted for the proposal are consistent with the character of established and anticipated residential development in the locality.
4. The proposed development amendments will have no significant adverse impacts on the natural or built environments, including the amenity of nearby established dwellings or the performance of the local road network.
5. In consideration of conclusions 1-4 above the Panel considers the proposal is in the public interest.

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

Panel members:



Mary-Lynne Taylor (Chair)



Stuart McDonald



Bruce McDonald

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SCHEDULE 1

1	JRPP Reference – 2014SYW101, LGA – Blacktown City Council, DA/14-1437
2	Proposed development: Residential aged care facility.
3	Street address: Lots 8891 and 8892, DP 1128072, View Street, The Ponds.
4	Applicant/Owner: Owner: Peter Magnisalis (Anglican Retirement Villages)
5	Type of Regional development: Capital investment value over \$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 (State and Regional Development) 2011 ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ State Environmental Planning Policy 55 – Remediation of Land ○ Blacktown Local Environmental Plan 1988 ○ Draft Blacktown Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2006 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 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 and draft conditions of consent. Submissions: 2 Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Peter Magnisalis, Kendal Mackay on behalf of the applicant.
8	Meetings and site inspections by the panel: 12 December 2014 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report