

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Blacktown City Council** on **Wednesday 22 July 2015 at 1.00 pm**

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW109 – Blacktown City Council, DA 14-1593, Residential Flat Buildings, 828 Windsor Rd, Rouse Hill.

Date of determination: 22 July 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 material presented at meetings (including the applicant's legal advice) 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 supply and choice of housing within the Central West Metropolitan Subregion and the Blacktown local government area in a location with ready access to transport services including the Northwest Rail Link currently under construction and to the amenity and services offered by nearby facilities including the Rouse Hill Regional Centre.
2. The Panel has considered the applicant's request to vary the development standard contained in Clause 4.3 of appendix 5 of the Growth Centres SEPP and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the building height will not result in a building that is inconsistent with the scale of buildings planned for this locality and the development remains consistent with the underlying intent of the standard.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006, SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
4. The proposal adequately satisfies the provisions and objectives of Blacktown City Council Growth Centres Precincts DCP. In this regard the Panel notes the arrangements for temporary access to Windsor Road pending development of the local road system.
5. The scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the character of anticipated residential development in the locality.
6. The proposed development will have no significant adverse impacts on the natural or built environments. In this regard the Panel notes that these matters will have been addressed in strategic assessments determining the urban use of this developing urban precinct.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Condition: The development application was approved subject to the conditions as agreed at the meeting between Council Assessment Staff and the Applicant.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Stuart McDonald

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SCHEDULE 1

1	JRPP Reference – 2014SYW109, LGA – Blacktown City Council, DA 14-1593
2	Proposed development: Residential flat building - Residential Flat Buildings, 828 Windsor Road.
3	Street address: Lot 4 DP 135883, 828 Windsor Road, Rouse Hill.
4	Applicant/Owner: Applicant – Urbanlink Architecture Pty Ltd
5	Type of Regional development: CIV 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 (Infrastructure) 2007 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development ○ Residential Flat Design (RFDC) ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centres Precincts Development Control Plan 2010 (Growth Centres DCP) • 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, Photomontage of development, Development application plans. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Atul Kumar (a letter was handed at the meeting withdrawing the objection) • Tony Jreige • Brett Daintry
8	Meetings and site inspections by the panel: 22 July 2015 - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report