

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Blacktown City Council** on **Thursday 20 August 2015 at 12.00 pm**

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

**Apologies:** None

**Declarations of Interest:** None

### Determination and Statement of Reasons

2015SYW012 – Blacktown City Council, DA14/2628, 10 Storey Mixed Use Development – Retail/Commercial and Residential Flat Buildings, Lot 1 DP 883859, No. 1 Zoe Place, Mount Druitt.

**Date of determination:** 20 August 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 facility will add to the supply and choice of housing within the West Central Metropolitan Subregion and the Blacktown local government area in a location with ready access to metropolitan transport services and the amenity and services offered by Mount Druitt Subregional Centre and will add to the commercial capacity of the Centre.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land. In this regard the Panel notes certain departures from the RFDC relating to building separation distances are considered acceptable in the urban context of the Mt Druitt Centre.
3. The proposal adequately satisfies the provisions and objectives of Blacktown LEP 1988 and Blacktown DCP 2006.
4. The scale, architectural treatment and landscape treatment, adopted for the proposal integrate effectively with the diversified urban form and composition of Mt Druitt Centre in which it is located.
5. The proposed development will have no significant adverse impacts on the natural or built environments.
6. In consideration of 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 agreed at the meeting between Council Assessment Staff and the Applicant.

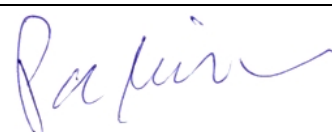
**Panel members:**



**Mary-Lynne Taylor**



**Bruce McDonald**



**Paul Mitchell**

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – 2015SYW012, LGA – Blacktown City Council, DA14/2628</b>
2	<b>Proposed development:</b> 10 Storey Mixed Use Development – Retail/Commercial and Residential Flat Buildings.
3	<b>Street address:</b> Lot 1 DP 883859, No. 1 Zoe Place, Mount Druitt.
4	<b>Applicant:</b> Ausunion First Group Pty Ltd on behalf of Volandu Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value >\$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ Blacktown Local Environmental Plan 2015</li> <li>○ Blacktown Local Environmental Plan 1988</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Blacktown Development Control Plan 2006</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment 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	<b>Material considered by the panel:</b> Council assessment report with draft conditions of consent, Photomontages of the proposed development, Development application drawings, Compliance table – S79C of the EP&A Act 1979, SEPP 65 design principles, Residential Flat Design Code, BDCP 2006, Copy of the applicant's legal advice, Map showing the location of the objectors and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Peter Brooks</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 20 August 2015 - Site Inspection & Final Briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report