

JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	2015SYW152
DA Number	JRPP-15-769
Local Government Area	Blacktown
Proposed Development	Staged mixed use development including hostel accommodation, a residential aged care facility, infill self-care housing, associated community facilities, commercial and retail tenancies, cafe and an IGA supermarket
Street Address	Lot 1 DP 1202126, Lot 18 DP 2570 and unmade road reserve known as Depot Street (Lot 19 DP2570 and Lot 1 DP624679), 1-3 Rooty Hill Road South and 11 & 17-23 Mavis Street, Rooty Hill
Applicant	Anglican Retirement Villages
Owner/s	Anglican Retirement Villages and Blacktown City Council
Number of Submissions	1
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment Value > \$20 million
List of All Relevant s79C(1)(a) Matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors Housing) • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No 64 – Advertising and Signage • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • Residential Flat Design Code (RFDC)

	• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Blacktown Local Environmental Plan (BLEP) 1988 • Blacktown Development Control Plan 2006 (BDCP)
Does the DA require Special Infrastructure Contributions conditions (s94EF)?	N/A as the site is not located in the Western Sydney Growth Area.
List all documents submitted with this report for the panel's consideration	JRPP assessment report together with the following attachments: Attachment 1 - Draft conditions of consent Attachment 2 - Certificate of Site Compatibility Attachment 3 - Photomontage of development Attachment 4 - Development application plans Attachment 5 - Section 79C consideration Attachment 6 - Compliance with State Environmental Planning Policy No 65 and the Residential Flat Design Code Attachment 7 - Compliance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Attachment 8 - Compliance with State Environmental Planning Policy No 64 – Advertising and Signage
Recommendation	The Development Application be approved by the Sydney West Joint Regional Planning Panel subject to the conditions held at Attachment 1 of the JRPP report.
Report by	Rebecca Gordon
Report date	Submitted to the JRPP on 20 September 2016