

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	17 January 2017
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor and Chris Quilkey
APOLOGIES	Paul Mitchell and Leo Kelly
DECLARATIONS OF INTEREST	None

Electronic meeting held between 23 December 2016 and 17 January 2017.

MATTER DETERMINED

2015SYW166 – Blacktown – JRPP-15-1990 AT 65 Cudgegong Road, Rouse Hill (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

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*. The decision was unanimous.

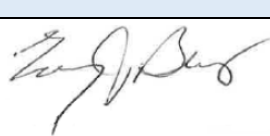
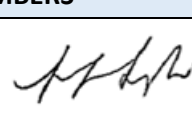
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The development is permissible under R3 zoning and satisfy the zone objectives.
2. The development substantially complies with Growth Centres SEPP and DCP 2010. The variations to building height and setback requirements are acceptable.
3. As to the width of car parking spaces, approval is subject to condition 6.8.2 of the recommended conditions of consent. With the preponderance of large bulky modern vehicles (4WDs, SUVs etc), a minimum width of 2.5 metres is necessary and not merely desirable.
4. The proposed development is consistent with the objectives of SEPP 65 and satisfactorily achieves the 9 design quality principles listed under Schedule 1.
5. The development substantially complies with the Apartment Design Guide and to the extent that it does not, the variation is acceptable.
6. The notification guidelines were met and there are no objections requiring consideration.
7. The development is satisfactory with respect to siting, design, bulk and scale, privacy, amenity, overshadowing, access, traffic impacts, parking and stormwater drainage.
8. The application satisfies all necessary statutory requirements and environmental planning instruments and in particular s. 79C of the Environmental Planning and Assessment Act 1979.
9. The development is in the public interest as it provides high quality housing stock and brings a wider range of housing diversity within the Area 20 Precinct.

CONDITIONS

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

PANEL MEMBERS	
 Ed Blakely (Chair)	 Mary-Lynne Taylor
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYW166 – Blacktown – JRPP-15-1990 - 65 Cudgegong Road, Rouse Hill
2	PROPOSED DEVELOPMENT	Demolition, removal of trees, subdivision, new public roads, residential flat buildings and landscaping
3	STREET ADDRESS	65 Cudgegong Road, Rouse Hill
4	APPLICANT OWNER	Blue Sox Developments Pty Ltd Blue Sox Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	• State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • Blacktown City Council Growth Centre Precincts Development Control Plan 2010 • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report 22 December 2016 • Written submissions during public exhibition: none received
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Electronic meeting between 23 December 2016 and 17 January 2017.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report