

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Between 8 and 17 August 2016

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW042 – Blacktown City Council, MOD-15-02689, Section 96 (2) modification to JRPP-14-1593 that approved the construction of 5 x 4 storey residential flat buildings over 1 level of basement car parking. The modifications include changes in unit mix, internal apartment layout resulting in external amendments and modifications to basement car parking. 828 Windsor Road, Rouse Hill.

Date of determination: 17 August 2016

Panel Decision: Approval

The Panel unanimously 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 listed at item 8 in Schedule 1.

Reasons for the panel decision:

- 1) The proposed development is substantially the same as that previously approved and will have no additional impacts than the previous proposal.
- 2) The application continues to adequately satisfy the relevant planning instruments including SEPP (Sydney Region Growth Centres) 2007, SEPP 65 (Design Quality of Residential Flat Buildings) and Blacktown Council Growth Centres Precinct DCP.

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

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Paul Mitchell

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

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| 1 | JRPP Reference – 2016SYW042, LGA – Blacktown City Council , MOD-15-02689 |
| 2 | Proposed development: Section 96 (2) modification to JRPP-14-1593 that approved the construction of 5 x 4 storey residential flat buildings over 1 level of basement car parking. The modifications include changes in unit mix, internal apartment layout resulting in external amendments and modifications to basement car parking. |
| 3 | Street address: 828 Windsor Road, Rouse Hill. |
| 4 | Applicant/Owner: R Tasevski of Hai Sheng Group |
| 5 | Type of Regional development: Capital Investment Value >\$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 No. 55 – Remediation of Land ○ 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 • Planning agreements: <ul style="list-style-type: none"> ○ Nil • 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> and EPA Regulation. • The public interest, including the principles of ecologically sustainable development. |
| 7 | Material considered by the panel: Council Assessment Report Dated 8 August 2016 |
| 8 | Meetings and site inspections by the panel: |
| 9 | Council recommendation: Approval |
| 10 | Conditions: Attached to council assessment report |