

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Between 8 and 17 August 2016

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW064 – Blacktown City Council, MOD-16-00080, Section 96(2) to JRPP-14-1915. Section 96(2) to JRPP 14-1915 that approved 6 x 4 storey residential flay buildings, 822 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 Panel consider the amended proposal to be substantially the same as that earlier approved.
- 2) The application continues to satisfy the relevant planning instruments including SEPP (Sydney Region Growth Centres) and SEPP65 Design Quality of Residential Flat Buildings and the Growth Centres Precinct DCP.
- 3) The Panel considers the height encroachment acceptable as it affects only minor sections of the buildings and has no adverse impact on adjoining properties, secures no FSR gains and secures more acceptable ceiling heights.

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

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SCHEDULE 1	
1	JRPP Reference – 2016SYW064, LGA – Blacktown City Council , MOD-16-00080
2	Proposed development: Section 96(2) to JRPP-14-1915 that approved 6 x 4 storey residential flat buildings.
3	Street address: 822 Windsor Road Rouse Hill.
4	Applicant: Mayrin Rouse Hill DM Pty Ltd. Owner: Mayrin One Pty Ltd ATF Mayrin One Trust
5	Type of Regional development: S96(2) Modification Application
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 (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development ○ 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 29 July 2016
8	Council recommendation: Approval
9	Conditions: Attached to council assessment report