

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	13 January 2017
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell and Chris Quilkey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 23 December 2016 and 13 January 2017.

MATTER DETERMINED

2016SYW091 – Blacktown – JRPP-16-03310 AT 99 - 101 Schofields 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve (deferred commencement consent) 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 satisfies the R3 zone objectives. The road portion of the development is permissible under SP2 Infrastructure zoning and consistent with the Area 20 Precinct Plan.
2. The development substantially complies with Growth Centres SEPP and DCP 2010. The variations to building height and setback requirements and road pattern compliance are acceptable.
3. The proposal is consistent with the objectives of SEPP 65 and satisfactorily achieves the 9 Design Quality Principles under Schedule 1 of the SEPP and the numerical recommendations of the ADG.
4. Notification procedures were complied with and no objections requiring consideration were received.
5. The development is satisfactory with respect to siting, design, bulk and scale, privacy, amenity, overshadowing, access, traffic impacts, parking and stormwater drainage.
6. The application satisfies all necessary statutory requirements and environmental planning instruments and in particular s. 79C of the *Environmental Planning and Assessment Act 1979*.
7. The development is in the public interest as it provides high quality housing stock and a wider range of housing diversity within the Area 20 Precinct. It also benefits from and complements the nearby arterial road network, shopping centre and other services and facilities, and transport infrastructure.

CONDITIONS

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW091 – Blacktown – JRPP-16-03310
2	PROPOSED DEVELOPMENT	Demolition, road construction, super lot subdivision and construction of 6 x residential flat buildings
3	STREET ADDRESS	99 - 101 Schofields Road, Rouse Hill
4	APPLICANT OWNER	A Falcone M Falcone and R Fuda
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 No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Blacktown City Council Growth Centre Precincts Development Control Plan • 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 21 December 2016 • Written submissions during public exhibition: none received
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Electronic discussion between 23 December 2016 and 13 January 2017
9	COUNCIL RECOMMENDATION	Approval (deferred commencement consent)
10	DRAFT CONDITIONS	Attached to the council assessment report