

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	27 February 2020
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Susan Budd, Kathie Collins and Chris Quilkey
<b>APOLOGIES</b>	Gabrielle Morrish
<b>DECLARATIONS OF INTEREST</b>	David Ryan advised that he undertook planning services for an adjoining land owner and will not participate in decision making.

Public meeting held at Blacktown City Council on 27 February 2020, opened at 2.00pm and closed at 3.00pm.

#### MATTER DETERMINED

2017SWC067 - Blacktown – SPP-17-00006, Proposed Lot 2 in subdivision of Lot 74 DP208203, 59 Cudgegong Road, Rouse Hill, Construction of 4 x 8 storey residential flat buildings comprising 239 apartments with 2 basement levels providing parking for 317 cars and associated civil and landscaping works (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

#### Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel generally agreed with the recommendations and balance of considerations in Council's report, noting:





- The proposal is consistent with the planning outcome envisaged for the Area 20 Precinct under the Growth Centres SEPP.
- The proposal results in an appropriate scale of development for the site and satisfactorily complies with the relevant provisions of the applicable planning controls.
- The site is well located in close proximity to public transport as well as the proposed Tallawong mixed use centre and is an appropriate site for the proposed density.
- The proposed development does not create unreasonable environmental impacts to existing or future potential adjoining developments with regard to visual bulk, overshadowing, solar access, amenity or privacy impacts.
- The proposal contributes to increased housing stock in the North-West Growth Centre and is considered to be in the public interest.

## CONDITIONS

The development application was approved as a deferred commencement consent subject to conditions listed in Attachment 7.

## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes 1 submission was received in support of the proposal.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Susan Budd
 Chris Quilkey	 Kathie Collins

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC067 - Blacktown – SPP-17-00006
2	PROPOSED DEVELOPMENT	Construction of 4 x 8 storey residential flat buildings comprising 239 apartments with 2 basement levels providing parking for 317 cars and associated civil and landscaping works
3	STREET ADDRESS	Proposed Lot 2 in subdivision of Lot 74 DP208203, 59 Cudgegong Road, Rouse Hill
4	APPLICANT/OWNER	The Wickwood Property Group Pty Ltd/R, M, E and M Haddad
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>• Environmental planning instruments:<ul style="list-style-type: none"><li>○ State Environmental Planning Policy (State and Regional Development) 2011</li><li>○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li><li>○ State Environmental Planning Policy (Infrastructure) 2007</li><li>○ State Environmental Planning Policy – Building Sustainability Index (BASIX) 2004</li><li>○ State Environmental Planning Policy No. 55- Remediation of Land</li><li>○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</li><li>○ Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River</li><li>○ Draft Amendment to SEPP (Sydney Region Growth Centres) 2006</li></ul></li><li>• Draft environmental planning instruments: Nil</li><li>• Development control plans:<ul style="list-style-type: none"><li>○ Blacktown City Council Growth Centre Precincts Development</li></ul></li></ul>

		<p>Control Plan 2018</p> <ul style="list-style-type: none"> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i></li> <li>• Coastal zone management plan: [Nil]</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 11 February 2020</li> <li>• Written submissions during public exhibition: 1</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ In support – Nil</li> <li>○ In objection – Nil</li> <li>○ Council assessment officer – Bertha Gunawan and Judith Portelli</li> <li>○ On behalf of the applicant – Steve Kennedy, Danny Jones, Noy Santiago, Nasr Atie and Raymond Haddad</li> </ul> </li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site inspection: 27 February 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), Susan Budd, Kathie Collins and Chris Quilkey</li> <li>○ <u>Council assessment staff</u>: Bertha Gunawan and Judith Portelli</li> </ul> </li> <li>• Final briefing to discuss council's recommendation, 27 February 2020, 1.00pm. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), Susan Budd, Kathie Collins and Chris Quilkey</li> <li>○ <u>Council assessment staff</u>: Bertha Gunawan and Judith Portelli</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval subject to conditions including deferred commencement listed in attachment 7.
10	<b>DRAFT CONDITIONS</b>	Listed in attachment 7