

DATE OF DEFERRAL	Wednesday 24 April 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Kevin Gillies and Chris Quilkey
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	None

Public meeting held at Blacktown City Council on 24 April 2019, opened at 2.30pm and closed at 4.15pm.

MATTER DEFERRED

2017SWC068 – Blacktown – DA17-00007 at 59 Cudgegong Road, Rouse Hill (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel agreed to defer the application to enable the applicant to provide amended plans that:

1. Provide increased deep soil landscaped area;
2. Improves the privacy and increases the separation between apartment balconies where they are not compliant with the ADG;
3. Provide compliant solar access for not less than 70% of the apartments



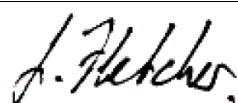

The panel requires the amended plans to be submitted within 28 days.

When this information has been received, the panel may determine the matter electronically, unless it considers another public determination meeting is required.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The Panel notes that no issues of concern were raised, and the one submission in support of the application indicated a positive integration with the proposed development at 34-42 Tallawong Road, Rouse Hill.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Lindsay Fletcher	 Kevin Gillies



Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC068 – LGA – Blacktown – DA17-00007
2	PROPOSED DEVELOPMENT	Construction of 2 residential flat buildings (8 storeys) comprising 170 apartments, 236 car parking spaces in 2 basement levels and associated civil and landscaping works.
3	STREET ADDRESS	Proposed Lot 1 in subdivision of Lot 74 DP208203, 59 Cudgegong Road, Rouse Hill
4	APPLICANT/OWNER	Applicant – The Wickwood Property Group Pty Ltd Owner – R, M, E and M Haddad
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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 (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) and Apartment Design Guide ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • Draft environmental planning instruments: Draft Amendment to SEPP (Sydney Region Growth Centres) 2006 • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centre Precincts Development Control Plan 2010 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: Nil • Coastal zone management plan: [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 Environmental Planning and Assessment Act 1979 or regulations

		<ul style="list-style-type: none"> • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 18 March 2019 • List any clause 4.6 variation requests here – N/A • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer - Judith Portelli, Holly Palmer ○ On behalf of the applicant – Steve Kennedy, Noy Santiago, Danny Jones, Noelle Haddad
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 24 April 2019 • Final briefing to discuss council’s recommendation, 24 April 2019, 12.00pm. Attendees: <ul style="list-style-type: none"> ○ Panel members: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Kevin Gillies and Chris Quilkey <p>Council assessment staff: Judith Portelli, Bertha Gunawan, Holly Palmer</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report