

DATE OF DETERMINATION	29 October 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Kevin Gillies, Chris Quilkey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 12 September 2019 and 29 October 2019.

MATTER DETERMINED

2017SWC068 – Blacktown - SPP-17-00007 at 59 Cudgegong Rd, Rouse Hill for a residential flat building (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.

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 determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions against were made during public exhibition and therefore no issues of concern were raised.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC068 – Blacktown – SPP-17-00007
2	PROPOSED DEVELOPMENT	Construction of 2 x 8 storey residential flat buildings comprising 163 apartments, 229 car parking spaces in 2 basement levels and associated civil and landscaping works.
3	STREET ADDRESS	Proposed Lot 1 in subdivision of Lot 74 DP108203, 59 Cudgegong Road, Rouse Hill
4	APPLICANT OWNER	The Wickwood Property Group Pty Ltd R, M, E & 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 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 (Deemed SEPP) Draft Amendment to SEPP (Sydney Region Growth Centre) 2006 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Blacktown City Council Growth Centre Precincts Development Control Plan 2018 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: 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 <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	<ul style="list-style-type: none"> Council assessment report: 18 March 2019 Council supplementary report: 9 September 2019 Council supplementary report: 22 October 2019 Written submissions during public exhibition: 1 Verbal submissions at the public meeting 24 April 2019: <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, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspection: 24 April 2019 • Final briefing to discuss council's recommendation, 24 April 2019, 12pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: May-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Kevin Gillies and Chris Quilkey ○ <u>Council assessment staff</u>: Judith Portelli, Bertha Gunawan, Holly Palmer • Papers were circulated electronically between 12 September 2019 and 28 October 2019.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report