

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	6 November 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Chris Quilkey and Kathie Collins
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 30 October 2018 to 6 November 2018

**MATTER DETERMINED**

Panel Ref 2017SWC117 – LGA – Blacktown - DA17-00028 - Address - 34 and 42 Tallawong Road, Rouse Hill (Lots 68 and 69, DP30186) (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 matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.



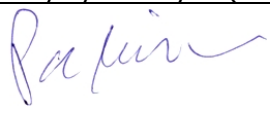

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel was satisfied that the applicant's written submission adequately addressed the matters required by Cl 4.6 and the reasons for variation of the development standard relating to height were well founded and 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 recommended in the council assessment report.

<b>PANEL MEMBERS</b>	
 Mary-Lynne Taylor (Acting Chair)	 Chris Quilkey
 Paul Mitchell	 Peter Brennan



Kathie Collins

### SCHEDULE 1

1	PANEL REF – LGA – DA NO.	Panel Ref 2017SWC117 – LGA – Blacktown - DA17-00028
2	PROPOSED DEVELOPMENT	Stage 1 Concept Development Application for 9 building envelopes consisting of 5 storey residential flat buildings and 1 neighbourhood shop, 2 basement car parking levels, new public roads and public domain improvements.
3	STREET ADDRESS	34 and 42 Tallawong Road, Rouse Hill (Lots 68 and 69, DP30186)
4	APPLICANT/OWNER	Applicant – Metro Award Tallawong Pty Limited Owner – Metro Award Tallawong Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value of over \$20 million at the time of lodgement.
6	RELEVANT MANDATORY CONSIDERATIONS	<ol style="list-style-type: none"><li>Environmental planning instruments:<ul style="list-style-type: none"><li>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</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. 65 – Design Quality of Residential Apartment Development</li><li>State Environmental Planning Policy No. 55 – Remediation of Land</li><li>State Environmental Planning Policy (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 Control Plan 2018</li><li>Central City District Plan 2018</li></ul></li><li>Planning agreements: Nil</li><li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</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:  Consideration of the provisions of the Building Code of Australia.</li></ol>

		10. The public interest, including the principles of ecologically sustainable development
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report with documents submitted with the report – 1 November 2018</li> <li>• Written submissions during public exhibition: Nil</li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	Electronic meeting – 30 October 2018 to 6 November 2018
9	<b>COUNCIL RECOMMENDATION</b>	<b>Approval</b>
10	<b>DRAFT CONDITIONS</b>	Attached with the report