

<b>DATE OF DETERMINATION</b>	31 January 2019
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher and Chris Quilkey
<b>APOLOGIES</b>	Kathie Collins
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically between 18 January 2019 and 31 January 2019.

**MATTER DETERMINED**

Panel Ref – 2017SWC128 - LGA – Blacktown – SPP-17-00033 - at 84 Tallawong Road, Rouse Hill (Lot 63, DP 301861) (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 listed at item 8 in Schedule 1.

The Panel determined to uphold the Clause 4.6 variation to building height for the reasons set out in Section 12.1 of the Council’s Assessment Report and to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*. The reasons for the Panel’s decision to approve the development were:

1. The proposed development adequately satisfies the relevant State and Regional Environmental Planning Policies including SEPP 55 - Remediation of Land, SEPP (Infrastructure) 2007, SEPP 65 (Design Quality of Residential Apartment development) and SEPP (Sydney Region Growth Centres) 2006.
2. The proposal adequately satisfies the applicable provisions and objectives of Blacktown Growth Centre Precincts DCP 2018 and the Apartment Design Guide. The minor variations from the ADG identified in the report are considered acceptable in the circumstances.
3. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, the amenity of future adjacent premises and the operation of the local road system.
4. In consideration of conclusions 1-3 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

The decision was unanimous.

**CONDITIONS**





The development application was approved subject to the conditions in the Council Assessment Report with the following amendments -

- Condition 13.1.3 is amended as follows in italics:  
Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 - 2009 and 2890.1– 2009. ***A total of 17 disabled parking spaces are to be provided.***

- Section 109C in condition 1.1.1 is now Section 6.3

### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

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

SCHEDULE 1		
1	<b>PANEL REF – LGA – DA NO.</b>	Panel Ref – 2017SWC128 - LGA – Blacktown – SPP-17-00033
2	<b>PROPOSED DEVELOPMENT</b>	Construction of 2 residential flat buildings containing 127 units, car parking, associated stormwater drainage works and landscaping on proposed Lot 3 to be created under SPP-17-00031
3	<b>STREET ADDRESS</b>	84 Tallawong Road, Rouse Hill (Lot 63, DP 301861)
4	<b>APPLICANT/OWNER</b>	Applicant – Tarun Chadha Owner – Benefit Property Corporation
5	<b>TYPE OF REGIONAL DEVELOPMENT</b>	CIV exceeds \$20 million
6	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental planning instruments:               <ul style="list-style-type: none"> <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> <li>○ State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> </ul>

		<ul style="list-style-type: none"> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Blacktown City Council Growth Centre Precincts Development Control Plan 2016</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</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: 16 January 2019</li> <li>• Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• Papers circulated electronically between 189 January 2019 and 31 January 2019.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Deferred commencement approval
10	<b>DRAFT CONDITIONS</b>	Attached 9 to the council assessment report