

DATE OF DETERMINATION	08 January 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher and Chris Quilkey
APOLOGIES	Kathie Collins and Paul Mitchell
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 14 December 2018 and 08 January 2019.

MATTER DETERMINED

Panel Ref – 2017SWC129 - LGA – Blacktown – DA17-00031 at 84 Tallawong Road, Rouse Hill (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION


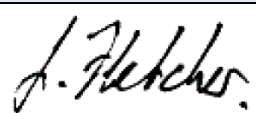

The Panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* and the Panel determined to uphold the Clause 4.6 variation to building height and grant deferred commencement consent to the proposal subject to the recommended conditions in the council assessment report.

The decision was unanimous.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC129 - LGA – Blacktown – DA17-00031
2	PROPOSED DEVELOPMENT	Subdivision to create 3 superlots and 1 road lot and including demolition, tree removal and road construction. Construction (on Lot 1) of 2 shop top housing buildings containing 117 units over 8 commercial tenancies, car parking and associated stormwater drainage works and landscaping.
3	STREET ADDRESS	84 Tallawong Road, Rouse Hill
4	APPLICANT/OWNER	Applicant – Tarun Chadha Owner - Benefit Property Corporation
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River ○ State Environmental Planning Policy (State and Regional Development) 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centre Precincts Development Control Plan 2016 ○ Central City District 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

		<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: 10 December 2018 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers circulated electronically between 14 December 2018 and 08 January 2019.
9	COUNCIL RECOMMENDATION	Approval subject to deferred commencement consent
10	DRAFT CONDITIONS	Attachment 11 to the council assessment report