

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	12 November 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Chris Quilkey and Kathie Collins
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 5 November 2018 to 12 November 2018

MATTER DETERMINED

Panel Ref 2017SWC130 – LGA – Blacktown - DA17-00032 – Address - 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 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 persuaded by the Applicant's written request to uphold the Clause 4.6 variation as to building height and approves 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 with an additional condition as follows: "Prior to de-watering the dam on the property, the applicant is to contact Turtle Rescue NSW or a similar fauna-protection group in order to re-locate any turtles or other fauna displaced by the de-watering."

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Peter Brennan	 Kathie Collins
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref 2017SWC130 – LGA – Blacktown - DA17-00032
2	PROPOSED DEVELOPMENT	Construction of 2 residential flat buildings containing 123 units, car parking, associated stormwater drainage works and landscaping on proposed Lot 2 to be created under SPP-17-00031
3	STREET ADDRESS	84 Tallawong Road, Rouse Hill
4	APPLICANT/OWNER	Applicant – Tarun Chadha Owner – Benefit Property Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value of over \$20 million at the time of lodgement.
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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 (Sydney Region Growth Centres) 2006 - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River - State Environmental Planning Policy (State and Regional Development) 2011 - Draft environmental planning instruments: Nil - Development control plans: - Blacktown City Council Growth Centre Precincts Development Control Plan 2018 - 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: Consideration of the provisions of the Building Code of Australia. - The public interest, including the principles of ecologically sustainable development

7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report with documents submitted with the report – 1 November 2018 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic meeting – 5 November 2018 to 12 November 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Subject to deferred commencement consent including conditions listed in attachment 9.