



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

<b>DATE OF DETERMINATION</b>	1 December 2020
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish and Kathie Collins
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

Papers circulated electronically on 19 November 2020.

**MATTER DETERMINED**

2018CCI005 – Blacktown - SPP-18-01550 - 96 Cudgegong Road and 88 – 104 Rouse Road, Rouse Hill, Detailed Phase 3 proposal in the Concept Plan approval for JRPP-15-02701 for 2 x 4 storey residential flat buildings comprising 163 apartment units with basement parking, associated landscaping and stormwater works (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 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 for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

**CONDITIONS**

The development application was approved subject to the conditions attached to the Council Assessment Report with a new condition 9.7 as follows:

**9.7 Notification to The Western Sydney Aboriginal Stakeholder Groups**

9.7.1 The Western Sydney Aboriginal Stakeholder Groups being the groups consulted during the preparation of the Aboriginal Cultural Heritage Assessment Report prepared by AECOM Australia and dated 1 April 2015, are to be notified prior to any work commencing on the land.

**CONSIDERATION OF COMMUNITY VIEWS**

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

<b>PANEL MEMBERS</b>	
	Abigail Goldberg (Chair)
	Gabrielle Morrish
	David Ryan
	Kathie Collins

**SCHEDULE 1**

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	2018CCI005 – Blacktown - SPP-18-01550
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	Detailed Phase 3 proposal in the Concept Plan approval for JRPP-15-02701 for 2 x 4 storey residential flat buildings comprising 163 apartment units with basement parking, associated landscaping and stormwater works
<b>3</b>	<b>STREET ADDRESS</b>	96 Cudgegong Road and 88 – 104 Rouse Road, Rouse Hill
<b>4</b>	<b>APPLICANT/OWNER</b>	Applicant – Sutherland and Associates Planning Pty Ltd Owner – Tian Tong (Australia) Pty Ltd
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	CIV over \$30million
<b>6</b>	<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 (State and Regional Development) 2011</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. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No. 65 – Design Quality Residential Apartment Development</li> <li>○ State Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> <li>○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>○ Blacktown Local Strategic Planning Statement 2020</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 2020</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</li> </ul> </li> </ul> </li> </ul>

		sustainable development
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 17 November 2020</li> <li>• Written submissions during public exhibition: 0</li> </ul>
<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• Papers were circulated electronically on 19 November 2020.</li> <li>• Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Subject to the conditions listed in attachment 10