

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	28 May 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Susan Budd, Kathie Collins and Chris Quilkey
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Nil

Public meeting held by public teleconference on 28 May 2020, opened at 12:08pm and closed at 1:15pm.

MATTER DETERMINED

2019CCI037 - Blacktown – MOD – 19-00122, 822 Windsor Road, Rouse Hill, Section 4.55(2) modification to approved Stages 2-5 residential flat buildings under JRPP – 14 – 01915, including minor increases to building height, changes to building articulation and internal reconfigurations (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 material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

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

The decision was **unanimous**.

REASONS FOR THE DECISION

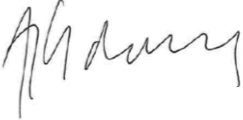




1. The modifications improve the original design, resulting in better compliance with the Apartment Design Guide and therefore improving future residential amenity.
2. The proposed building height increase is not intended to create additional floor space and will not be discernible from the public domain.
3. The modified proposal will not have any greater impacts on neighbours and the surrounding area than the originally approved development.
4. The proposed development is substantially the same as that originally approved.

CONDITIONS

The development application was approved subject to conditions listed in Council assessment report Attachment 7.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Susan Budd
 Chris Quilkey	 Kathie Collins
 David Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019CCIO37 - Blacktown – MOD – 19-00122
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to approved Stages 2-5 residential flat buildings under JRPP – 14 – 01915, including minor increases to building height, changes to building articulation and internal reconfigurations
3	STREET ADDRESS	822 Windsor Road, Rouse Hill
4	APPLICANT/OWNER	Applicant – MacroPlan Owner – Mayrin One Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) modification application to approved JRPP-14-01915 (Panel Reference – 2016SYW064)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Blacktown Local Strategic Planning Statement 2020 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Blacktown City Council Growth Centre Precincts Development Control Plan 2018 Central District Plan 2018 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation</i>

		<p>2000</p> <ul style="list-style-type: none"> 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 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: 30 April 2020 Draft conditions – recommended changes to conditions of consent after submission to Panel – 27 May 2020 Written submissions during public exhibition: 0 Verbal submissions at the public meeting: <ul style="list-style-type: none"> In support – Nil In objection – Nil Council assessment officer – Bertha Gunawan and Judith Portelli On behalf of the applicant – Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually. Clr Chris Quilkey undertook his site inspection on 26 May 2020. Final briefing to discuss council's recommendation, 28 May 2020, 11.00am (teleconference) Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Susan Budd, Kathie Collins and Chris Quilkey <u>Council assessment staff</u>: Sami Ahangari and Judith Portelli
9	COUNCIL RECOMMENDATION	Approval subject to conditions listed in Attachment 7.
10	DRAFT CONDITIONS	Attachment 7