

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION Environmental Planning and Assessment Act, 1979 (Section 4.18)

D Laybutt
Dreamscapes Architects Pty Ltd
15 469-475 Parramatta Road
LEICHHARDT NSW 2040

Determination Number:
REV-21-0009

Property Description: Lot 802 DP 1241791 105 Cudgegong Road ROUSE HILL

Development: Review of determination under section 8.2 of the Environmental Planning and Assessment Act 1979 of SPP-17-00016 for Integrated development proposing demolition works, tree removal, subdivision into 2 superlots, 1 residue lot, drainage works, temporary public road and public roads, the construction of 4 residential flat buildings on the 2 superlots containing a total of 200 apartments, with basement car parking and associated works

Determination: *Under Section 4.16 of the Act Council advises that the Development Application has been determined by:*

- REFUSAL

BY SYDNEY CENTRAL CITY PLANNING PANNEL

Right of Appeal

Section 8.7 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 8.7 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

Review of Determination

Section 8.3 of the Act provides that an applicant may request the Council to review the determination. Section 8.3 does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 8.2 of the act in respect of Crown applications.

Note: This Consent is generally valid for a period of 5 years effective from the date of this Notice, unless specified otherwise by Sections 4.20 and 4.53 of the Act, or by conditions of this Consent.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per

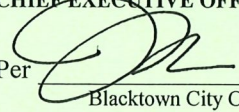
Date 22 December 2021

Refuse REV-21-0009 for the following reasons:

- a. The applicant's written request to vary the height of building development standard in Clause 4.3 under Appendix 6 – Area 20 Precinct Plan of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 is not supported as the Applicant has not justified that there are sufficient environmental planning grounds to contravene the standard.
- b. The applicant has failed to demonstrate that there is a safe and legal conveyance of stormwater flows from the subject development to Council's existing drainage system/legal point of discharge.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER
Per 
Blacktown City Council
Date 22 December 2021