

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	9 July 2026
DATE OF PANEL DECISION	9 July 2026
DATE OF PANEL BRIEFING	9 July 2026
PANEL MEMBERS	Abigail Goldberg (Chair), Natasha Harras, Steve Murray, Clr Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan declared a perceived conflict of interest as one of his fellow Directors at Gyde was engaged by the owner of a directly adjoining property to provide evidence in a Court appeal

Papers circulated electronically on 29 June 2026.

MATTER DETERMINED

PPSSCC-633 – Blacktown – MOD-24-00563 – 876 Windsor Road, Rouse Hill - Section 4.56 application to modify SPP-17-00012 for the increased height of buildings, internal layout changes, removal of 1 dwelling, changes to the external facade, an increase in car parking and changes to the stormwater design and civil works to approved SPP-17-00012 which was for demolition of structures, subdivision to create 2 development lots, construction of a 3 storey residential flat building containing 48 apartments and construction of 87 townhouses, construction and dedication of new public roads, landscaping and associated stormwater drainage works at 876 Windsor Road, Rouse Hill. There are no proposed changes to the approved residential flat building on the northern part of the site.

PANEL CONSIDERATION AND DECISION

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

Modification application

The panel determined to refuse the modification application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

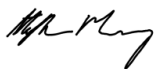
The panel determined to refuse the application for the reasons outlined in the council assessment report noting that the applicant had instituted a parallel Land and Environment Court process through which a number of planning matters had been resolved as a result of recent discussions while several engineering concerns were still required to be addressed and the matter of a legal clause regarding essential services remains under consideration. The court process is ongoing.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

CONDITIONS

Not Applicable

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
Steve Murray 	Clr Moninder Singh 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-633 – Blacktown – MOD-24-00563
2	PROPOSED DEVELOPMENT	Section 4.56 application to modify SPP-17-00012 for the increased height of buildings, internal layout changes, removal of 1 dwelling, changes to the external facade, an increase in car parking and changes to the stormwater design and civil works to approved SPP-17-00012 which was for demolition of structures, subdivision to create 2 development lots, construction of a 3 storey residential flat building containing 48 apartments and construction of 87 townhouses, construction and dedication of new public roads, landscaping and associated stormwater drainage works at 876 Windsor Road, Rouse Hill. There are no proposed changes to the approved residential flat building on the northern part of the site.
3	STREET ADDRESS	876 Windsor Road, Rouse Hill
4	APPLICANT/OWNER	Applicant: Sutherland Planning Owner: Satmell Holdings Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Precincts - Central River City) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Central City District Plan 2018 - Environmental Planning and Assessment Act 1979 - Blacktown Local Environmental Plan 2015 - Environmental planning instruments: Blacktown Local Strategic Planning Statement 2020 - Development control plans: - Blacktown Development Control Plan 2015 - Blacktown City Council Growth Centres Development Control Plan 2010 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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 - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 29 June 2026 - Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Final briefing to discuss council's recommendation: 9 July 2026 - Panel members: Abigail Goldberg (Chair), Natasha Harras, Steve Murray, Moninder Singh

		○ <u>Council assessment staff:</u> Alan Middlemiss (planning), David Yee (engineering) ○ <u>Applicant representative:</u> Aaron Sutherland
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable