

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

<b>DATE OF DETERMINATION</b>	24 September 2020
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Ken McBryde, Kathie Collins and Chris Quilkey
<b>APOLOGIES</b>	Gabrielle Morrish
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 10 September 2020.

**MATTER DETERMINED**

PPSSCC-71 – Blacktown - DA-19-00005, 51 Terry Road Rouse Hill (Lot 134 DP 208203), Torrens title subdivision of 1 lot into 2; civil works including new public roads, and construction of multi dwelling housing with 2 levels of basement car parking (as described in Schedule 1)

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

**Decision**

The Panel determined to **approve** the development application for the reasons outlined in the Council Assessment Report, noting that:

- The proposal adequately satisfies the relevant State and local planning provisions. The proposal is in the public interest.
- The site is considered suitable for the proposed development.
- The proposal will provide housing products and diversity that will add to the current housing supply.





The decision was **unanimous**.

**CONDITIONS**

The development application was approved as a deferred commencement consent subject to the conditions listed in attachment 7 of the Council Assessment Report.

**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)	 David Ryan
 Ken McBryde	 Kathie Collins



Chris Quilkey

**SCHEDULE 1**

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	PPSSCC-71 – Blacktown - DA-19-00005
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	Torrens title subdivision of 1 lot into 2; civil works including new public roads, and construction of multi-dwelling housing with 2 levels of basement car parking
<b>3</b>	<b>STREET ADDRESS</b>	51 Terry Road Rouse Hill (Lot 134 DP 208203)
<b>4</b>	<b>APPLICANT/OWNER</b>	Terry 048 Service Pty Ltd c/- Mecone (Adam Coburn)
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	CIV over \$30 million
<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 No 55 – Remediation of Land</li> <li>○ Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997)</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006</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 2010.</li> </ul> </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 sustainable development</li> </ul> </li> </ul>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council Assessment Report: September 2020</li> <li>• Written submissions received during the public exhibition: None</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>• Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.</li> <li>• Clr Quilkey conducted a site inspection on 21 September 2020</li> <li>• Papers circulated electronically 10 September 2020.</li> </ul>

<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Deferred Commencement Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attachment 7 to the Council Assessment Report – 13 August 2020