

Blacktown Local Planning Panel

PLANNING PROPOSAL ADVICE

DATE OF DETERMINATION	22 September 2021
PANEL MEMBERS	Kara Krason, Chair Luke Foley, Expert Vincent Hardy, Expert Allan Shearan, Community Representative
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil
APPLICANT/OWNER	Applicant – Craig & Rhodes Pty Ltd Owner – Cyan Stone Clydesdale Estate 1 Pty Ltd Cyan Stone Clydesdale Estate 2 Pty Ltd Cyan Stone Clydesdale Estate 3 Pty Ltd Cyan Stone Clydesdale Pty Ltd Cyan Stone Clydesdale Development Pty Ltd Cyan Stone Clydesdale Holdings Pty Ltd
MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report
BRIEFING BY THE PANEL	<ul style="list-style-type: none"> Private Panel briefing: 22 September 2021 at 9.00 am Attendees: <ul style="list-style-type: none"> Panel members: Kara Krason, Luke Foley, Vincent Hardy, Allan Shearan Council officers: Trevor Taylor, Anita Riazifar

Confidential Panel meeting held virtually on 22 September 2021, opened at 9.03 am and closed at 9.30 am.

PLANNING PROPOSAL

LEP-20-0003 Planning Proposal for Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 for zoning and heritage boundary adjustments and rezoning at Clydesdale Estate - Lots 3-5 DP1248522, and Lots 1 & 2 DP1257829 at 1270 Richmond Road, Marsden Park.

PRIVATE BRIEFING

A private briefing was held between Panel members and Council staff and the following issues were discussed:

- Possible changes to the Section 94 contributions
- Inconsistencies with the State Heritage register mapping and draft SEPP mapping
- That RMS have agreed to the road widening changes
- Proposal does not adversely affect the Heritage value of Clydesdale Estate
- Recognition that the planning proposal is simply facilitating development outcomes that have already been resolved as part of an existing SEPP and DCP planning framework.

PANEL ADVICE

The Panel considered the assessment report on the matter and the material presented at the Panel meeting and supports the recommendation to progress the Planning Proposal for Gateway Determination.

The Panel provided the following advice for the Planning Proposal described above:

- The Proposal has strategic and site specific merit in regard to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure.
- The proposal is responding to changing circumstances through the resolution of more fine grain planning outcomes through the recent development and subdivision process.
- The Panel notes inconsistencies between the draft SEPP map and State Heritage register map and expects that those inconsistencies would be resolved as part of the Gateway Determination process.
- A statement from Council's Heritage expert is to be included in the planning proposal that addresses their support or otherwise for the planning proposal.

PANEL MEMBERS	
Kara Krason, Chair	D21/523864
Luke Foley, Expert	D21/523859
Vincent Hardy, Expert	D21/523860
Allan Shearan, Community representative	D21/523858