

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 9 and 21 March 2016

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell

Apologies: None Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYW191 – Blacktown – JRPP-15-1997 [Lots 111 & 112 DP 1190510 and Lot 168 DP 1191299, Richmond Road, Marsden Park] as described in Schedule 1.**

**Date of determination:** 21 March 2016

#### Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:

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

#### Reasons for the panel decision:

The Panel unanimously agreed to approve the Development Application, subject to the recommended conditions, for the following reasons:

1. The application will add to the supply and choice of housing within the Northwest Growth Centre as planned
2. The proposal adequately satisfies the relevant planning instrument and development controls.
3. The proposed development will have no significant adverse impacts on the natural or built environments.
4. In consideration of conclusions 1-3 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

**Conditions:** The development application was approved subject to the conditions in the Assessment Report

#### Panel members:



**Mary-Lynne Taylor (Chair)**



**Paul Mitchell**



**Bruce McDonald**

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015SYW191 – Blacktown – JRPP-15-1997
2	<b>Proposed development:</b> Torrens title subdivision into 614 residential lots, 2 superlots, 2 residue lots, roads and associated subdivision works
3	<b>Street address:</b> Lots 111 & 112 DP 1190510 and Lot 168 DP 1191299, Richmond Road, Marsden Park
4	<b>Applicant:</b> GLN Planning Pty Ltd on behalf of Stockland Development Pty LTd
5	<b>Type of Regional development:</b> Capital Investment Value >\$20 million
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979 (EPA Act)</li> <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>• State Environmental Planning Policy No 20 Hawkesbury Nepean River</li> <li>• State Environmental Planning Policy (Sydney Region Growth Centres ) 2006</li> <li>• Blacktown City Council Growth Centres Precincts Development Control Plan 2014 (Growth Centres DCP)</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 EPA Act or EPA Regulation.</li> <li>• The public interest, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report of 3 March 2016 Written submissions during public exhibition: Nil
8	<b>Meetings and site inspections by the panel:</b> Electronic Meeting 9 – 21 March 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As per Assessment Report