

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Between 23 and 30 August 2016

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW198 – DA15-02358 – LGA – Blacktown City Council – Construction of a new K-12 school, early learning centre and associated site works, Syncarpia Street, Marsden Park.

Date of determination: 30 August 2016

Panel Decision: Approval

The Panel unanimously 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 listed at item 8 in Schedule 1.

Reasons for the panel decision:

- The variation of the height standard contained in Clause 4.3 of the Growth Centres SEPP acceptable as the variation will not result in impacts on the surrounding lands and will facilitate accommodation of the functional requirements of the school and by reducing the building footprint will allow more on site playground space.
- The proposal adequately complies with the applicable planning instruments including the Growth Centres SWPP and the Blacktown City Council Growth Centres DCP.

The Panel notes deferring the operational consent and a requirement for a VPA to be concluded is a satisfactory approach in this case given the proposal precedes adoption of a Sec. 94 Plan for the Marsden Park Precinct in which the site is located.

Conditions: The development application was approved subject to the recommended conditions in the Council Assessment Report.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Paul Mitchell

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SCHEDULE 1	
1	JRPP Reference – 2015SYW198, LGA – Blacktown City Council , DA 15-02358
2	Proposed development: Construction of a new K-12 school, early learning centre and associated site works.
3	Street address: Syncarpia Street, Marsden Park.
4	Applicant: Catholic Education Diocese of Parramatta. Owner: Stockland Development Pty Ltd.
5	Type of Regional development: Private Infrastructure and community facilities over \$5 million
6	Relevant mandatory considerations: • Environmental planning instruments: ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Draft environmental planning instruments: Nil • Development control plans: ○ Blacktown City Council Growth Centres Precincts Development Control Plan 2010 • Planning agreements: ○ Letter of offer to enter into Voluntary Planning Agreement • 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> and EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report dated August 2016.
8	Council recommendation: Approval
9	Conditions: Attached to council assessment report