

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	16 January 2017
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor and Chris Quilkey
APOLOGIES	Paul Mitchell and Leo Kelly
DECLARATIONS OF INTEREST	None

Electronic meeting held between 10 January 2017 and 16 January 2017.

MATTER DETERMINED

2016SYW057 – Blacktown – JRPP-15-2324 AT Lots 4,5 & 7 DP1078187, Lot 10 DP 1178982 and Lot 170 DP 1191299 (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

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*. The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposed development and associated civil works are permissible under the various multiple zonings of the site, and satisfies the purposes of those zonings. Council has approved similar DAs in neighbouring and nearby sites with identical zonings, and this development will be consistent with those approvals.
2. The proposed development complies with the provisions of the Growth Centres SEPP and the SEPP objectives can be achieved.
3. The proposed development substantially complies with Blacktown DCP 2010 and to the extent that it does not, the variations are acceptable and the DCP objectives can be achieved.
4. The proposed development has been referred to agencies as required by statute and met no objections.
5. The notification guidelines were met and no objections requiring consideration were received.
6. The proposed development satisfies statutory and planning instrument requirements, and in particular S. 79C of the *Environmental Planning and Assessment Act 1979*.
7. The proposed development is in the public interest as it will facilitate future residential development in accordance with the objectives of the Growth Centres SEPP.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report

PANEL MEMBERS	
 Ed Blakely (Chair)	 Mary-Lynne Taylor
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW057 – Blacktown – JRPP-15-2324
2	PROPOSED DEVELOPMENT	Integrated development for a 9 stage Torrens title subdivision to create 647 residential lots, 15 residue lots and a future park lot, construction of new roads, a drainage basin and associated drainage channels, and ancillary subdivision works
3	STREET ADDRESS	Lot 4, Lot 5 and Lot 7 DP 1078187, Lot 10 DP 1178982 and Lot 170 DP 1191299 Richmond Road and Elara Boulevard, Marsden Park
4	APPLICANT OWNER	Stockland Development Pty Ltd Winten Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	• State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Blacktown City Council Growth Centre Precincts Development Control Plan • 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 dated 30 December 2016 • Written submissions during public exhibition: none received
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Electronic discussion between 23 December 2016 and 13 January 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report