

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	19 December 2016
PANEL MEMBERS	Ed Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell and Chris Quilkey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 15 December 2016 and 19 December 2016.

MATTER DETERMINED

2016SYW145 – Blacktown – JRPP-16-03324 AT Marcel Crescent, Blacktown (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 and the matters observed at site inspections 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.



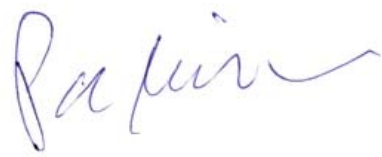

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The site has the appropriate zoning.
- The proposal is permissible under BLEP 2015 and BDCP 2015.
- The development is satisfactory with regard to all required statutory considerations and environmental planning instruments (including in particular s. 79C of the *Environmental Planning and Assessment Act 1979*).
- The applicant's independent traffic report, Noise and Vibration Impact Report and Geotechnical and Environmental Investigation Report are satisfactory and have been accepted by Council subject to conditions accepted by the applicant.
- The development will provide a public benefit, in providing suitable parking for staff, visitors and patients for Blacktown Hospital and will not have any unacceptable adverse impacts on the natural or built environment.

CONDITIONS

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW145 – Blacktown – JRPP-16-03324
2	PROPOSED DEVELOPMENT	Minor site preparation works, construction and use of a 6 storey car park
3	STREET ADDRESS	Marcel Crescent, Blacktown
4	APPLICANT/OWNER	Applicant: Health Infrastructure NSW Owner: Western Sydney Local Health District
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • 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	<ul style="list-style-type: none"> • Council assessment report 7 December 2016 • Written submissions during public exhibition: none received • Letter from Health Infrastructure dated 23 November 2016 giving concurrence to recommended conditions of consent
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Electronic discussion between 15 December 2016 and 19 December 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report