

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 June 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish and Chris Quilkey
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically between 10 June 2020 and 17 June 2020.

MATTER DETERMINED

2017SWC116 - Blacktown – SPP-17-00030 - 312 South Street, Marsden Park - Multi-dwelling housing development for the construction of 235 x 2 storey dwellings over 5 super lots, de-watering of existing dams, tree removal, road construction and stormwater drainage works and associated landscaping and provision of open space (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 at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

CONDITIONS

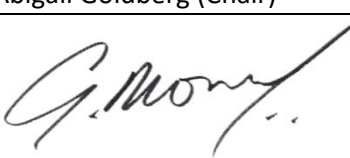
The development application was approved subject to the conditions attached to the Council Assessment Report with the following amendments –

Condition 2.1 - delete “Colour Schedule”

Replace Clause 4.3.3 with the following condition: 4.3.3 An amended schedule of materials, finishes and colours is to be submitted to Council for approval. This is to demonstrate a more varied range of finishes and colours to provide better differentiation of dwellings within the streetscape and a reduction in the proportion of ‘dark roofs’.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there were no written submissions made during the public exhibition.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Gabrielle Morrish	 Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC116 - Blacktown – SPP-17-00030
2	PROPOSED DEVELOPMENT	Multi-dwelling housing development for the construction of 235 x 2 storey dwellings over 5 super lots, de-watering of existing dams, tree removal, road construction and stormwater drainage works and associated landscaping and provision of open space.
3	STREET ADDRESS	312 South Street, Marsden Park
4	APPLICANT/OWNER	UPG 40 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$30million
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 (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Regional Environmental Plan No. 20 – Hawkesbury-Nepean River ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ Blacktown Local Strategic Planning Statement 2020 ○ Draft environmental planning instruments: Draft Environment SEPP ○ Development control plans: ○ Blacktown City Council Growth Centre Precincts Development Control Plan 2020 ○ Central District Plan 2018 ○ Planning agreements: Nil ○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil ○ Coastal zone management plan: [Nil] ○ 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: 10 June 2020 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	• Papers were circulated electronically between 10 June 2020 and 17 June 2020. • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Cllr Quilkey conducted a site inspection on 12 June 2020.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Subject to the conditions listed in attachment 7