



DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 27 June 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Lindsay Fletcher, Abigail Goldberg, Kathie Collins and Chris Quilkey
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	None

Public meeting held at Blacktown City Council on 27 June 2018, opened at 11:45 am and closed at 2:35 pm.

MATTER DETERMINED

2018SWC002 – Blacktown City Council – SPP-17-00044 AT Richmond Road Marsden Park (Lots 1, 2 and 3 DP 1225885) (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 4.16 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 will add to the supply and choice of housing within the Central City district and Blacktown City local government area in a suitable location.
2. The Panel noted that the Voluntary Planning Agreement has gone on exhibition today.
3. The proposed development adequately satisfies the standards and objectives of the relevant State Environmental Planning Policies.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including amenity of adjacent and nearby residential premises or the operation of the local road system.
5. In consideration of conclusions 1-4 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 Council Assessment Report as amended by Council on 26 June 2018.

PANEL MEMBERS	
	Mary-Lynne Taylor (Chair)
	Abigail Goldberg Kathie Collins OAM
	Chris Quilkey

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2018SWC002 – Blacktown City Council – SPP-17-00044
2	PROPOSED DEVELOPMENT	Concept Plan comprising 945 residential lots within Stockland Precinct 6, including Stage 1 subdivision comprising 774 lots, roads and associated civil works
3	STREET ADDRESS	Richmond Road Marsden Park (Lots 1, 2 and 3 DP 1225885)
4	APPLICANT/OWNER	Stockland Development Pty Ltd C/- GLN Planning Woorong Park Pty Ltd and Stockland Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development exceeding \$20 million and lodged before 1 March 2018
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> ● Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River ○ State Environmental Planning Policy (State and Regional Development) 2011 ● Draft environmental planning instruments: Nil ● Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centre Precincts Development Control 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	<ul style="list-style-type: none"> ● Council assessment report: 15 June 2018 ● Written submissions during public exhibition: none ● Table of changes to recommended conditions: 26 June 2018 ● Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Pip Hyde and Mike Milligan
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Final briefing meeting to discuss council's recommendation, 27 June 2018, 11:40 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher, Abigail Goldberg, Kathie Collins and Chris Quilkey ○ <u>Council assessment staff</u>: Judy Portelli, Luma Araim, Holly Palmer, David Yee, Jen Rodger and Shakeeb Mustaq
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report, as amended on 26 June 2018