

<b>DATE OF DETERMINATION</b>	17 January 2019
<b>PANEL MEMBERS</b>	Lindsay Fletcher (Acting Chair), Mark Grayson and Chris Quilkey
<b>APOLOGIES</b>	Mary-Lynne Taylor, Paul Mitchell and Kathie Collins
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically between 09 January 2019 and 17 January 2019.

#### **MATTER DETERMINED**

Panel Ref – 2018SWC032 - LGA – Blacktown – SPP-18-00001- at approved Lots 3082 to 3086 in a subdivision of Lot 111 DP 1190510, Richmond Road, Marsden Park (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 listed 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*.

1. The proposed development adequately satisfies the relevant State and Regional Environmental Planning Policies including SEPP 55 - Remediation of Land, SEPP (Infrastructure) 2007 and SEPP (Sydney Region Growth Centres) 2006.
2. The proposal adequately satisfies the applicable provisions and objectives of Blacktown Growth Centre Precincts DCP 2018.
3. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, the amenity of future adjacent premises and the operation of the local road system.
4. In consideration of conclusions 1-3 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

The decision was unanimous.




#### **CONDITIONS**

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

#### **CONSIDERATION OF COMMUNITY VIEWS**

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

#### **PANEL MEMBERS**

 Lindsay Fletcher (Acting Chair)	 Mary Grayson
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SWC032 - LGA – Blacktown – SPP-18-00001
2	PROPOSED DEVELOPMENT	Subdivision to create 71 lots for the construction of 56 attached and 10 semi-detached dwellings, 4 dwellings houses and 1 studio dwelling, involving Torrens title, community title and strata subdivision and associated landscaping and infrastructure works.
3	STREET ADDRESS	Approved Lots 3082 to 3086 in a subdivision of Lot 111 DP 1190510, Richmond Road, Marsden Park
4	APPLICANT/OWNER	Applicant – Stockland Development Pty Ltd Owner - Woorong Park Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV exceeds \$20 million (the Development Application was lodged prior to 1 March 2018)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Blacktown City Council Growth Centre Precincts Development Control Plan 2018</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental</li> </ul>

		<p>impacts on the natural and built environment and social and economic impacts in the locality</p> <ul style="list-style-type: none"> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 19 December 2018</li> <li>• Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• Papers circulated electronically between 09 January 2019 and 17 January 2019.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Deferred commencement approval
10	<b>DRAFT CONDITIONS</b>	Attached 7 to the council assessment report