

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	27 October 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Kathie Collins and Chris Quilkey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 16 October 2020.

MATTER DETERMINED

2018SWC041 - SPP-18-00005 - Lot 9 DP 1225976 49 Excelsior Avenue, Marsden Park, Demolition, removal of trees & site preparation works, and the staged construction of a 500 seat place of public worship (POPW), signage, 128 parking spaces and associated works in 3 stages (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 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 as a deferred commencement consent subject to the conditions listed in Council's attachment 8, amended as the Panellist queries dated 23 October 2020.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submission made during the public exhibition. The Panel notes that issues of concern in written submission included:

- Impact on residential amenity;
- Character of the locality;
- Excessive noise, odours and headlight glare;
- Impact on development expectations.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC041 - SPP-18-00005 - Lot 9 DP 1225976
2	PROPOSED DEVELOPMENT	Demolition, removal of trees & site preparation works, and the staged construction of a 500 seat place of public worship (POPW), signage, 128 parking spaces and associated works in 3 stages
3	STREET ADDRESS	Lot 9 DP 1225976 49 Excelsior Avenue, Marsden Park
4	APPLICANT/OWNER	Midson Group / Anglican Church Property Trust Diocese of Sydney
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value (CIV) over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Blacktown Local Strategic Planning Statement 2020. State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No 64 – Advertising and Signage State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Draft Marsden Park North Precinct Masterplan Blacktown Local Environmental Plan 2015 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Blacktown Development Control Plan 2015 Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation

		<p>2000: Clause 92</p> <ul style="list-style-type: none"> 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 External referrals to NSW Environment Protection Authority, Waste and Resource Recovery section, Sydney Water 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: 8 October 2020 Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspections individually, Chris Quilkey declaring that he conducted site inspection on 25 October 2020.
9	COUNCIL RECOMMENDATION	Approval subject to conditions listed in attachment 8
10	DRAFT CONDITIONS	Attachment 8