

## **RESOLUTION OF THE SYDNEY CENTRAL CITY PLANNING PANEL**

### **Background**

The planning assessment team at Blacktown City Council (council) has agreed that the following development applications are suitable to be delegated by the Sydney Central City Planning Panel (panel) to council staff for determination:

- SPP-20-00002 at 971 Richmond Road, Marsden Park, proposing demolition of existing structures, construction of a staged 8 storey mixed use development comprising 6 buildings containing retail floor space in multiple tenancies, a child care centre, a gym, and 234 residential units above, subdivision of 1 lot into 22 Torrens Title lots, basement carparking, new roads and civil/drainage works.
- SPP-17-00017 at 50 Tallawong Road, Rouse Hill, proposing demolition of existing buildings, construction of 7 residential flat buildings across 3 sites, comprising 110 units (site A), 150 units (site B) and 110 units (site C) with associated car parking.
- SPP-19-00006 at Glengarrie Road Marsden Park, proposing subdivision of the site to create 114 Torrens title residential lots, 3 superlots for further residential development and 1 lot for the part of the site zoned RE1 Public recreation. A 4 storey residential flat building development comprising 172 apartments and 269 basement car parking spaces are proposed on superlot 5.

A multi-dwelling housing development comprising 58 townhouses is proposed on superlots 6 and 7. The proposal also includes earthworks, tree removal, dewatering of the existing dam, construction of new public roads to be dedicated to Council, civil infrastructure works and landscaping.

- SPP-20-00003 at 1 Zoe Place Mount Druitt, proposing construction of 2 additional floor levels (Levels 11 - 12) to the approved mixed-use development under JRPP-14-2628 and amendments to existing Levels 9-10 resulting in an increase in the number of apartments from 266 to 372.

The Panel noted that:

- the applications are straightforward and without complexity, in addition

### **For SPP-20-00002:**

- 1 objection submission was received
- the proposal in its current form is not in the public interest
- the proposal has insufficient information to enable a comprehensive assessment to be made against the relevant planning controls

- the proposal is unsuitable pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in Council's assessment report.

**For SPP-17-000017:**

- no submissions were received
- the proposal is in the public interest
- the proposal is suitable pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in Council's assessment report.

**For SPP-19-00006:**

- no submissions were received
- the proposal is suitable pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in Council's assessment report.
- the application will not impact on the public domain or neighbouring area
- the proposal will add to the housing stock and variety in the Marsden Park Residential Precinct

**For SPP-20-00003:**

- no submissions were received
- the proposal is suitable pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 for the reasons outlined in Council's assessment report.
- the proposal will not impact on the public domain or neighbouring area.
- the proposal is consistent with the desired future character of the area.

The Minister for Planning and Public Spaces has provided approval under section 2.16(6) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.




As such, the panel agreed to delegate the matter to Council staff for determination.

## Resolution

This is a resolution of the Panel made on 15 December 2020 in accordance with Schedule 2 Part 5 of the EP&A Act.

The pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to the **Director Planning Development or her delegate** of the council the power to make a determination as consent authority under section 2.16(6)(c) of the EP&A Act on:

- SPP-20-00002 at 971 Richmond Road, Marsden Park
- SPP-17-00017 at 50 Tallawong Road, Rouse Hill
- SPP-19-00006 at Glengarrie Road Marsden Park
- SPP-20-00003 at 1 Zoe Place Mount Druitt

		
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