



DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 December 2020
DELEGATED DECISION MAKER	Judith Portelli (Manager Development Assessment)

Decision made on 17 December 2020

MATTER DETERMINED

2018CCIO05 – Blacktown – SPP-19-00006 at Lot 4 DP 262886, Glengarrie Road, Marsden Park – Earthworks, land subdivision, construction of multi dwelling houses and residential flat buildings (as described in Schedule 1).

This decision was made under the delegation of the **SYDNEY CENTRAL CITY PLANNING PANEL** made on 15 December 2020.

CONSIDERATION AND DECISION

The decision maker considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings.

Development application

It was determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

REASONS FOR THE DECISION

It was determined to approve the application for the reasons outlined in the council assessment report.

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 no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL DELEGATE

Judith Portelli (Manager Development Assessment)

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2018CCI005 – Blacktown City Council – SPP-19-00006
2	PROPOSED DEVELOPMENT	<p>Earthworks, tree removal, dewatering of the existing dam, Torrens title subdivision for 114 residential lots, construction of 58 multi dwelling houses and 5 residential flat buildings containing 172 apartments and 220 car parking spaces, civil works for the local road network including laneways, and associated landscaping works</p> <p>The proposal is in the bushfire buffer zone and is therefore considered an Integrated Development under Division 4.8 of the Environmental Planning Assessment Act 1979 and under Section 100B of the Rural Fires Act 1997.</p>
3	STREET ADDRESS	Lot 4 DP 262886, Glengarrie Road, Marsden Park
4	APPLICANT/OWNER	Mecone Pty Ltd/Taveceen Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development ○ Sydney Regional Environmental Plan (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (BASIX) 2004 ○ 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: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown City Council Growth Centre Precincts Development Control Plan 2010 ○ Central City District Plan 2018 • Planning agreements: Stormwater treatment (16 November 2020) • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • 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: 3 December 2020 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	N/A
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report