

DATE OF DETERMINATION	11 June 2025
DATE OF PANEL DECISION	11 June 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh, Dorothy Del Villar
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 29 May 2025.

MATTER DETERMINED

PPSSCC-510 – Blacktown – DA-23-01506 – Astoria Street, Marsden Park - Sydney Business Park Stage 2 facilities, including consolidation of 4 lots into a single super lot with private access road, demolition works, bulk earthworks, construction and operation of 6 standalone warehouse and distribution centres in 4 stages, business identification signage with associated works and deletion of indicative layout pattern road affecting the land.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

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

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report which have been summarised below:

The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

The construction of warehouse and distribution centres is a permissible form of development in the zone, IN1 General Industrial, and the proposal generally complies with the requirements of State Environmental Planning Policy (Precincts – Central River City) 2021 and relevant controls of Blacktown Growth Centres Development Control Plan 2010. [Section 4.15(1)(a)(i)(iii) of the Environmental Planning and Assessment Act 1979]

The development is unlikely to unreasonably impact the natural or built environments, or have any such impacts on social and economic impacts of the locality. [Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979]

The site is considered suitable for the proposed development. [Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979]

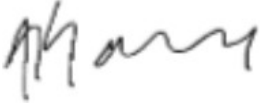




The development is consistent with the strategic context and statutory control objectives established for the site and the development is not considered contrary to the public interest. [Section 4.15(1)(c) and (e) of the Environmental Planning and Assessment Act 1979].

CONDITIONS

The development application was approved subject to the conditions received by email from Council dated 06 June 2025.

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 MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Steve Murray	 Moninder Singh
 Dorothy Del Villar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-510 – Blacktown – DA-23-01506
2	PROPOSED DEVELOPMENT	Sydney Business Park Stage 2 facilities, including consolidation of 4 lots into a single super lot with private access road, demolition works, bulk earthworks, construction and operation of 6 standalone warehouse and distribution centres in 4 stages, business identification signage with associated works and deletion of indicative layout pattern road affecting the land.
3	STREET ADDRESS	Lot 2 in DP 1271323 Hollinsworth Road, Marsden Park Lot 3 in DP 1271323 Astoria Street, Marsden Park Lots 120 and 121 in DP 1194052, 1 Harris Avenue, Marsden Park
4	APPLICANT/OWNER	Applicant: Marsden Park Developments Pty Ltd Owner: Ganian 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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Precincts - Central River City) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Central City District Plan 2018 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Blacktown City Council Growth Centre Precincts Development Control Plan 2010 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 3 February 2025 Council final draft conditions received: June 06 2025 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 1 February 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh <u>Council assessment staff</u>: Rachel Walker, Judith Portelli, Sami Ahangari <u>Applicant representatives</u>: Sam Franklin, Kane Winwood, Daniel Soliman, Michael Gray, Andrew McDonalds

9	COUNCIL RECOMMENDATION	Approval, subject to the conditions received by email from Council dated 06 June 2025.
10	DRAFT CONDITIONS	Attached to Council's email dated 06 June 2025