

DEVELOPMENT APPLICATION – NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979

Sections 4.16, 4.17 & 4.19

Applicant

T Chada (Archidrome)
L 8 Help Street
CHATSWOOD NSW 2067

Development Application No. 24-00024

PAN- 404904

Property Description: Lot 100 DP 1233054 and Lot 10 DP 31540, 30-32 and 52
Advance Street, SCHOFIELDS

Description: Torrens title subdivision into 134 residential lots, construction of 122 x 2 storey dwellings with the remaining 12 lots with building envelope plans and construction of public and community titled roads, and the creation of 1 residue lot

Determination: *Refusal under delegated authority provided by Sydney Central Planning Panel on 15 January 2025 (D25/29681)*

Determination Date: 23 January 2025

Right of appeal

If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months of the date of this notification.

Division 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination.

Division 8.2 does not apply to complying development, designated development or a determination made by Council under Division 4.2 in respect of Crown applications. For further information please contact Olivia Betts.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per



23 January 2025

1 Refuse DA-24-00024 based for the following reasons:

- The proposal is not consistent with the relevant environmental planning instruments including the provisions of the Environmental Planning and Assessment Act 1979, State Environmental Planning Policy (Central River City) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Blacktown Growth Centres Development Control Plan 2010 [Section 4.15(a) of the Environmental Planning and Assessment Act 1979].
- Suitability of the development cannot be confirmed as there is insufficient and inadequate information on the proposed road and drainage design and for waste management [Section 4.15(b) of the Environmental Planning and Assessment Act 1979].
- Based on the issues raised in relation to road network design, residential character, potential residential amenity and traffic impacts and drainage, the site is considered unsuitable for the proposed development [Section 4.15(c) of the Environmental Planning and Assessment Act 1979].
- The public submission raised the issue of traffic impacts which has not been sufficiently addressed by the proposal [Section 4.15(d) of the Environmental Planning and Assessment Act 1979].
- For the reasons outlined above, granting of consent to the development in its current form is not in the public interest [Section 4.15(1)(e) of the EP&A Act 1979].

Kerry Robinson
CHIEF EXECUTIVE OFFICER



Per _____
Blacktown City Council
23 January 2025