

RECORD OF DELEGATION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF PANEL DECISION	6 August 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

DELEGATION REQUEST – DETERMINATION OF S4.56 MODIFICATION APPLICATION PPSSCC-586

Modification Application

PPSSCC-586 – Blacktown – MOD-24-00235 – 49 Terry Road, Rouse Hill - Section 4.56 Modification to SPP-17-00003 to conduct the development in two stages. The application proposes the staging of the subdivision to deliver staged residential flat buildings and associated works.

BACKGROUND

The Minister for Planning and Public Spaces 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.

With respect to PPSSCC-586 (MOD-24-00235), Blacktown Council have made a request of the Sydney Central City Planning Panel that delegation to determine MOD-24-00235 be granted. The panel have been advised by Council:

This modification application has been referred to Sydney Central City Planning Panel due to it being lodged under section 4.56 of the Environmental Planning and Assessment Act 1979. It seeks to amend SPP-17-00003 approved by the Land and Environment Court (Appeal No 2017/153731) on 11 May 2018 which would have been determined by the Sydney Central City Planning Panel. The approved development was for the Demolition of the existing structures and the construction of 3 x 4 storey residential flat buildings comprising 311 apartments and a café, basement car parking with 387 car parking spaces, stormwater drainage and landscaping works. Section 4.56 Modification to SPP-17-00003 to conduct the development in 2 stages. It is to be noted that the original development did not include any staging.

Summary history:

- Application lodged on 12 June 2024.
- Internal referral sent to Engineering, Drainage and Section 7.11 Contributions team.
- The application was registered on the State Panel website.
- The application is on notification for 14 days from 10 July 2024 to 14 July 2024. We haven't received any submissions currently.
- No external referral is required.

Summary:

- Engineering have endorsed the proposal with new conditions of consent.
- Drainage have advised that no referral is required.
- Awaiting amended Section 7.11 contributions condition to include staging.



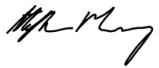

The modification application is considered minor, Stage 1 being the grey highlighted area in the diagram below (being roads and the first of three buildings) and Stage 2 being the remainder of the works including the two buildings to be constructed on the yellow highlighted area and the remainder of the roads.

PANEL RESOLUTION

This is a resolution of the Panel made on 6 August 2024 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to the General Manager of Blacktown Council the power to make a determination as consent authority under section 4.56 of the EP&A Act on:

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