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|---------------------------------|--------------------------------------------------------------------|
| <b>DATE OF PANEL DECISION</b>   | 31 July 2025                                                       |
| <b>PANEL MEMBERS</b>            | Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh |
| <b>APOLOGIES</b>                | Dorothy DelVillar                                                  |
| <b>DECLARATIONS OF INTEREST</b> | None                                                               |

## **DELEGATION REQUEST – DETERMINATION OF DEVELOPMENT APPLICATION PPSSCC-654**

### **Development Application**

PPSSCC-654 – Blacktown – DA-24-01510 – 134 Reservoir Road, Blacktown - Demolition of 33 existing self-care Independent Living Units (ILUs), a community building and ancillary structures; Removal of shrubs and groundcovers (NB: no tree removal); Earthworks for a basement carpark for 46 vehicles and service areas, 19 at-grade car parking spaces and access driveways; Construction of two x 3-storey buildings containing 46 ILUs and a one-storey building containing a village community centre; Retain existing vehicular access via Reservoir Rd; New landscaping/stormwater drainage works.

Applicant: DFP Planning Ltd

Owner: Catholic Healthcare Limited

SEE by: DFP Planning Consultants

### **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-654 – DA-24-01510**, Blacktown City Council have made a request of the Sydney Central City Planning Panel that delegation to determine **PPSSCC-654 – DA-24-01510** be granted. The panel have been advised by Council:

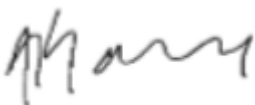
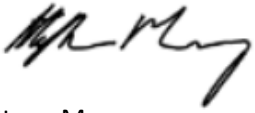
- The proposal is of wider local strategic importance and we have extensive knowledge of the site and community context.
- There are no conflicts of interest involving Council staff or officials in relation to this application.
- The level of public interest is minimal and the low number of submissions received, despite the wide notification area to 282 properties, implies tacit support for the development.
- The nature and substance of the objections is such that conditions of consent and appropriate construction management during development works are capable of dealing with the issues raised.
- Local determination would support efficient assessment and timely decision-making without compromising transparency or probity.
- Subject to engineering issues being resolved, the proposal is consistent with the relevant planning controls (except to the maximum building height control as stated previously) and does not raise any issues of regional significance.
- The importance of providing a modern aged care facility, complemented by a supportive community centre, designed to meet the needs of the region's growing elderly population is in the public interest

## PANEL RESOLUTION

This is a resolution of the Panel made on 31 July 2025 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 or similar of Blacktown City Council the power to make a determination as consent authority under section 4.16 of the EP&A Act on:

PPSSCC-654 – Blacktown – DA-24-01510 – 134 Reservoir Road, Blacktown - Demolition of 33 existing self-care Independent Living Units (ILUs), a community building and ancillary structures; Removal of shrubs and groundcovers (NB: no tree removal); Earthworks for a basement carpark for 46 vehicles and service areas, 19 at-grade car parking spaces and access driveways; Construction of two x 3-storey buildings containing 46 ILUs and a one-storey building containing a village community centre; Retain existing vehicular access via Reservoir Rd; New landscaping/stormwater drainage works.

| PANEL MEMBERS                                                                                                 |                                                                                                      |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <br>Abigail Goldberg (Chair) | <br>David Ryan     |
| <br>Steve Murray             | <br>Moninder Singh |