

DATE OF PANEL DECISION	5 November 2025
PANEL MEMBERS	Abigail Goldberg (Chair), Natasha Harras, Steve Murray, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

DELEGATION REQUEST – DETERMINATION OF DEVELOPMENT APPLICATION PPSSCC-658

Development Application

PPSSCC-658 – Blacktown – DA-25-00227 – Powers Road, Seven Hills - Demolition of 7 existing buildings, site remediation works and the staged construction of 4 industrial buildings containing 17 industrial units with mezzanine flooring, ancillary office space, business identification signage, internal access roads, car parking, associated civil works and landscaping.

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-658 – Blacktown – DA-25-00227, Blacktown Council have made a request (attached as Appendix 1) of the Sydney Central City Planning Panel that delegation to determine MOD-23-00650 be granted.

Key issues:

In this case the application is:

- For the demolition of existing buildings, site remediation and staged construction of industrial buildings with related office space and civil works.
- The CIV is \$34,867 – just edging the application into the RSDA category. The matter is however not of regional significance
- The land is zoned E4 – General Industrial and the proposed development is permissible
- Internal referrals have been undertaken with largely no objections and conditions of consent provided
- An RFI has been issued to the applicant regarding engineering and drainage and a response is imminent. The issues are not regarded as ‘deal breakers’
- External referrals have confirmed that the application does not constitute integrated development
- The applicant is seeking variation in relation to the front setback requirements of Blacktown DCP 2015. Again this is not regarded as a ‘deal breaker’ and the proposal is generally consistent with the relevant planning controls
- No submissions were received.

Council’s reasons for the delegation request:

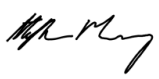
- Subject to drainage and engineering issues being resolved, and variation to the front setback being agreed to, the proposal is consistent with the relevant planning controls and does not raise any issues of regional significance.
- There are no conflicts of interest involving Council staff or officials in relation to this application.
- The level of public interest is minimal.
- Local determination would support efficient assessment and timely decision-making.

PANEL RESOLUTION

This is a resolution of the panel made on 5 November 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 Council the power to make a determination as consent authority under section 4.16 of the EP&A Act for:

PPSSCC-658 – Blacktown – DA-25-00227 – Powers Road, Seven Hills - Demolition of 7 existing buildings, site remediation works and the staged construction of 4 industrial buildings containing 17 industrial units with mezzanine flooring, ancillary office space, business identification signage, internal access roads, car parking, associated civil works and landscaping.

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Attachment 1: Council Request for Delegation