

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	27 February 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Susan Budd, Kathie Collins and Chris Quilkey
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Nil

Public meeting held at Blacktown City Council on 27 February 2020, opened at 2.00pm and closed at 3.00pm.

MATTER DETERMINED

PPSSCC-68 - Blacktown – SPP-18-00002, Proposed Lot 5190 in a subdivision of Lot 2 DP 1225885 Richmond Road, Marsden Park, Integrated housing consisting of 41 attached dwellings, 26 semi-detached dwellings, 2 detached dwellings and 2 studio dwellings with associated community and strata title subdivision within Stockland Precinct 6B (known as MD8) (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections 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 proposal results in an appropriate scale of development for the site and satisfactorily complies with the relevant provisions of the applicable planning controls.
- The proposed development does not create unreasonable environmental impacts to existing or future potential adjoining developments with regard to visual bulk, overshadowing, solar access, amenity or privacy impacts.
- The use of clause 5.3 is considered suitable in this circumstance to permit the attached dwellings along the northern boundary to enable a more logical and appropriate development of the site and still be compatible with the planning objectives of the zone.
- The proposal is in the public interest.
- The site is suitable for the proposed development.

CONDITIONS

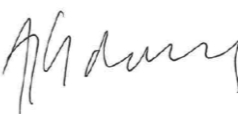




The development application was approved subject to the conditions in the council assessment report with the following amendments to Condition 1.8.1 and Condition 4.10.1 as follows –

Condition 1.8.1 – the word please is reworded to shall

Condition 4.10.1 – Subdivision certificates is reworded to Construction certificates.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes no submissions were received during notification period.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Susan Budd
 David Ryan	 Kathie Collins
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-68 - Blacktown – SPP-18-00002
2	PROPOSED DEVELOPMENT	Integrated housing consisting of 41 attached dwellings, 26 semi-detached dwellings, 2 detached dwellings and 2 studio dwellings with associated community and strata title subdivision within Stockland Precinct 6B (known as MD8)
3	STREET ADDRESS	Proposed Lot 5190 in a subdivision of Lot 2 DP 1225885 Richmond Road, Marsden Park
4	APPLICANT/OWNER	Stockland Development Pty Ltd c/- GLN Planning / Woorong Park Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$20 million (the development application was lodged prior to 1 March 2018)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy (State and Regional Development) 2011○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006○ State Environmental Planning Policy – Building Sustainability Index (BASIX) 2004○ State Environmental Planning Policy No. 55- Remediation of Land○ Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River• Draft environmental planning instruments: Nil• Development control plans:<ul style="list-style-type: none">○ Blacktown City Council Growth Centre Precincts Development Control Plan 2018• Planning agreements: Nil

		<ul style="list-style-type: none"> • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • 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: 11 February 2020 • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer – Sami Ahangari and Judith Portelli ○ On behalf of the applicant – Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 27 February 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Susan Budd, Kathie Collins and Chris Quilkey ○ <u>Council assessment staff</u>: Sami Ahangari and Judith Portelli • Final briefing to discuss council's recommendation, 27 February 2020, 12.00pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Susan Budd, Kathie Collins and Chris Quilkey ○ <u>Council assessment staff</u>: Sami Ahangari and Judith Portelli
9	COUNCIL RECOMMENDATION	Approval subject to conditions listed in attachment 7.
10	DRAFT CONDITIONS	Listed in attachment 7