

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	10 December 2025
DATE OF PANEL DECISION	9 December 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 4 December 2025.

MATTER DETERMINED

PPSSCC-725 – Blacktown – DA-25-00922 - 9 Ayres Grove, Mount Druitt - Tree removal and alterations and additions to the existing Mount Druitt Library Hub including a new two storey expansion for the purposes of a community facility, stormwater drainage and associated site works. The community facility will contain a children's play area, activities rooms, meeting rooms and function rooms. Signage, located at the building entries and street frontages is also proposed as well as external lighting along pathways, building entries and the public domain. The application also proposes an upgrade of the Chris Murphy Walk to a shared pedestrian and vehicle access through to Mount Street in the east and Jirrang Close and Cleeve Close in the west.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented 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 panel determined to approve the application for the reasons outlined in the council assessment report.

The proposed development is consistent with the zoning and endorsed strategic planning and design framework for the site.

11.2. The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

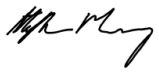
- a) The proposed development will not have adverse environmental, social and economic impacts in the locality (Section 4.15 (1) (b) of the Environmental Planning and Assessment Act 1979).
- b) The site can be made suitable for the proposed development (Section 4.15 (1) (c) of the Environmental Planning and Assessment Act 1979).
- c) The proposal is in the public interest (Section 4.15 (1) (e) of the Environmental Planning and Assessment Act 1979).

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and note that the 1 submission received was in support of the application and no issues were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Moninder Singh 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-725 – Blacktown – DA-25-00922
2	PROPOSED DEVELOPMENT	Tree removal and alterations and additions to the existing Mount Druitt Library Hub including a new two storey expansion for the purposes of a community facility, stormwater drainage and associated site works. The community facility will contain a children's play area, activities rooms, meeting rooms and function rooms. Signage, located at the building entries and street frontages is also proposed as well as external lighting along pathways, building entries and the public domain. The application also proposes an upgrade of the Chris Murphy Walk to a shared pedestrian and vehicle access through to Mount Street in the east and Jirrang Close and Cleeve Close in the west.
3	STREET ADDRESS	9 Ayres Grove, Mount Druitt
4	APPLICANT/OWNER	Applicant: Cityscape Planning & Projects Owner: Blacktown City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Central City District Plan 2018 - Blacktown Local Strategic Planning Statement 2020 - Draft Planning Proposal to rezone and reclassify land at part Lot 24 DP 250595, including an area is proposed to be the new alignment of Chris Murphy Walk between Mount Street and the Library/Hub - Environmental Planning and Assessment Act 1979 - Blacktown Local Environmental Plan 2015 - Draft environmental planning instruments: Nil - Development control plans: - Blacktown Development Control Plan 2015 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - 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	- Council assessment report: 1 October 2025 - Written submissions during public exhibition: 1 - Total number of unique submissions received by way of objection: 1

8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report