

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	11 December 2025
DATE OF PANEL DECISION	11 December 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray
APOLOGIES	None
DECLARATIONS OF INTEREST	Councillor Moninder Singh declared a conflict of interest on the matter as the owner is Blacktown City Council

Papers circulated electronically on 9 December 2025.

MATTER DETERMINED

PPSSCC-755 – Blacktown – DA-25-01363 - 7 Mount Druitt Street, Mount Druitt - Extensive alterations and additions to the existing Mount Druitt Swimming Centre including a new hall building with indoor pool and facilities together with substantial landscape elements including outdoor splash pad and water play areas.

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.

- Council application for renewal of the Mt Druitt 50m outdoor pool facility informed by Council's long term strategic planning and design vision for the area of the Mount Druitt Masterplan, Blacktown and Mount Druitt Studies (2016), DCP - Part O (2023) and the Mount Druitt CBD Masterplan (2024). Council is actively pursuing planning approvals to realise the renewal of the town centre in accordance with the strategic framework
- Nil submissions
- Assessment by an independent planner, conditions recommended
- Design excellence requirements have been met
- Amenity impacts are considered reasonable, with appropriate setbacks and height resulting in minimal overshadowing
- No significant change in noise impacts anticipated
- Biodiversity and trees satisfactorily addressed
- Parking and access satisfactorily addressed

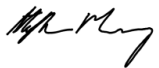
The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed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

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 notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-755 – Blacktown – DA-25-01363
2	PROPOSED DEVELOPMENT	Extensive alterations and additions to the existing Mount Druitt Swimming Centre including a new hall building with indoor pool and facilities together with substantial landscape elements including outdoor splash pad and water play areas.
3	STREET ADDRESS	7 Mount Druitt Street, Mount Druitt
4	APPLICANT/OWNER	Applicant: Cityscape Planning + Projects Owner: Blacktown City Council
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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 (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Central City District Plan 2018 - Blacktown Local Strategic Planning Statement 2020 - Blacktown Local Environmental Plan 2015 - Draft environmental planning instruments: Planning Proposal to rezone and reclassify land at part Lot 24 DP 250595 - 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: 5 December 2025 - Written submissions during public exhibition: 0
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report