



NOTICE OF STATE SIGNIFICANT DEVELOPMENT DETERMINATION

Sydney Business Park – Stage 3

Application No	SSD-10477
Description	Construction and operation of Sydney Business Park, Stage 3, including: <ul style="list-style-type: none">• four warehouse and distribution facilities;• ancillary car parking, infrastructure provision and landscaping;• nine-lot subdivision;• earthworks;• vegetation clearing; and• construction of two estate roads and associated infrastructure.
Location	Astoria Street, Marsden Park (Lot 4 DP 1210172 and Part Lots 50 and 51 DP 1265695)
Applicant	Marsden Park Developments Pty Ltd
Council Area	Blacktown
Determination	Approved
Determination Date	28 January 2021
Registration Date	11 February 2021
Consent Authority	Executive Director – Energy, Industry and Compliance, as delegate of the Minister for Planning and Public Spaces

On 28 January 2021 the Executive Director – Energy, Industry and Compliance, as delegate of the Minister for Planning and Public Spaces, approved development application SSD-10477 for Sydney Business Park – Stage 3 in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act).

The development consent is subject to conditions, which are available on the Department's website. The reasons for approval and conditions are provided in the assessment report and the Notice of Decision. These documents, including any endorsed plans, can be found on the Department's Major Projects website at: <https://www.planningportal.nsw.gov.au/major-projects/project/37941>.

The consent has effect on and from 11 February 2021.

The consent lapses on 11 February 2026 unless the development has physically commenced before that date.

The Independent Planning Commission has not conducted a public hearing in respect of the application.

The development consent is subject to a condition under section 7.11 of the Act which requires the applicant to pay a contribution to Council prior to the issuing of an occupation certificate for any part of the development. The condition is imposed under *No. 21 – Marsden Park Contributions Plan*. The contributions plan may be inspected at <https://www.blacktown.nsw.gov.au/Plan-build/Stage-2-plans-and-guidelines/Section-7.11-Plans-Planning-Agreements-and-Works-in-Kind/Section-7.11-contributions-plans>.

Reviews/Appeals

Certain appeal and review rights are available to applicants and objectors following determination of a development application.

The applicant has a right to request a review of the determination under section 8.3 of the Act.

If the applicant is dissatisfied with the determination of the application, the applicant has the right, under section 8.7 of the Act, to appeal to the Land and Environment Court within 12 months of the date the determination was notified or registered on the NSW planning portal.