



Blacktown Local Planning Panel

PLANNING PROPOSAL ADVICE

DATE OF DETERMINATION	Wednesday 2 September 2020
PANEL MEMBERS	Lindsay Fletcher, Chair Mary-Lynne Taylor, Expert Milan Marecic, Expert Carina Mazy, Community representative
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil
APPLICANT/OWNER	Applicant – Miletic-Mieler Development Consultants on behalf of the Ahmadiyya Muslim Association Australia Owner – Ahmadiyya Muslim Association Australia
MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none">• Council assessment report
BRIEFING BY THE PANEL	<ul style="list-style-type: none">• Private Panel briefing: 2 September 2020 at 9.00 am• Attendees:<ul style="list-style-type: none">○ Panel members: Lindsay Fletcher, Mary-Lynne Taylor, Milan Marecic, Carina Mazy○ Council officers: Rachel Agyare, Agnes Brejzek, Nadeem Shaikh

Confidential Panel meeting held virtually on 2 September 2020, opened at 10.59 am and closed at 11.22 am.

PLANNING PROPOSAL

LEP-19-0003: Planning Proposal for rezoning of the SP2 Infrastructure (Local Road) zoned access handle connecting the site to Hollinsworth Road to B5 Business Development, and an amendment to Appendix 5, Schedule 1 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to include the following as additional permitted uses on the site:

- 'hotel or motel accommodation'
- 'office premises'.

PRIVATE BRIEFING

A private briefing was held between Panel members and Council staff and the following issues were discussed:

- access to the public road and traffic implications
- provision for site specific additional uses, particularly National headquarters office use
- specific definition of office premises
- concerns about impact on the local centres
- advice about the long term Masterplan for the site.

PANEL ADVICE

The Panel considered the assessment report on the matter and the material presented at the Panel meeting and supports the recommendation to progress the Planning Proposal for Gateway Determination.

The Panel provided the following advice for the Planning Proposal described above:

- The Proposal has strategic merit and site specific merit in regards to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure.
- Council consider allowing a National headquarters and administrative building for the Ahmadiyya Muslim Association Australia up to an agreed limited floor space whilst there is a Mosque on the site, and in a way that limits and avoids setting a precedent for office premises generally in the B5 zone within the Marsden Park Precinct. In this regard the Panel notes that the site has been owned by the Association since before the release of the Marsden Park Precinct and the Association has provided Council with a 20 year Masterplan for development of the site.

PANEL MEMBERS	REFERENCE NUMBER
Lindsay Fletcher, Chair	D20/488127
Mary-Lynne Taylor, Expert	D20/488147
Milan Marecic, Expert	D20/488124
Carina Mazy, Community representative	D20/489122