

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT BLACKTOWN CITY COUNCIL ON THURSDAY, 27 JANUARY 2011 AT 3:00 PM

PANEL PRESENT:

Janet Thomson	Chairperson
Bruce MacDonald	Panel Member
Paul Mitchell	Panel Member

COUNCIL STAFF IN ATTENDANCE

Pauline Daw	Acting Manager – Development Services and Administration
Chris Shannon	Acting Director – City Strategy and Development
Michelle Streater	Acting Team Leader – Planning Approvals North
Momcilo Romic	Assessment Officer
John Moltino	Senior Drainage Engineer

1. The meeting commenced at 3:03 pm

2. Declarations of Interest –

None

3. Business Items

ITEM 1 - 2010SYW075 JRPP-10-2248 – Warehouse & Distribution Centre, 22 & 24 Wonderland Drive, Eastern Creek, Blacktown

and

2010SYW079 Blacktown JRPP-10-2383 - Fitout & Signage DA for Ingram Micro, Interchange Park; 22 - 24 Wonderland Drive, Eastern Creek

ITEM 2 - JRPP 2010SYW007 – Blacktown City Council DA No. 09-3146 - Construction of new 3 storey police station, including alterations and additions to an existing heritage building, basement car park & holding yard, 4 Elizabeth Street (Lot 1 DP 546708) Riverstone & Elizabeth Street (Lot 2 DP 546708) Riverstone.

4. Public Submissions

Robert Moody and Daniel Brekan attended on behalf of the applicant, to answer any questions raised by the Panel in relation to Item 1.

Betty Cooke addressed the panel **against** Item 2.

Andrew Simms attended on behalf of the applicant, to answer any questions raised by the Panel in relation to Item 2.

5. Business Item Recommendations

ITEM 1 - 2010SYW075 JRPP-10-2248 – Warehouse & Distribution Centre, 22 & 24 Wonderland Drive, Eastern Creek, Blacktown

and

2010SYW079 Blacktown JRPP-10-2383 - Fitout & Signage DA for Ingram Micro, Interchange Park; 22 - 24 Wonderland Drive, Eastern Creek

Moved Paul Mitchell, seconded by Janet Thomson that:

The Panel adopt the Council Officer's recommendation to approve the proposal subject to the recommended conditions of consent.

MOTION CARRIED

ITEM 2 - JRPP 2010SYW007 – Blacktown City Council DA No. 09-3146 - Construction of new 3 storey police station, including alterations and additions to an existing heritage building, basement car park & holding yard, 4 Elizabeth Street (Lot 1 DP 546708) Riverstone & Elizabeth Street (Lot 2 DP 546708) Riverstone.

Moved Paul Mitchell, seconded Bruce McDonald that:

- (a) The Development Application for the retention and restoration of the existing Riverstone Police Station Heritage Item and construction of a new 3 storey Police Station, basement carpark, at-grade car parking and holding yard and associated landscaping has been considered by the Sydney West Joint Regional Planning Panel. The Panel considers that the application should be refused on the grounds detailed below:
 - i. The proposal is inconsistent with the floodplain development principles detailed within the NSW Government's gazetted Flood Policy, being the "Floodplain Development Manual – The Management of Flood Liable Land", April 2005. (Section 79c(1)(c) of the Environmental Planning and Assessment Act 1979.)
 - ii. The subject site is considered unsuitable for this development as the site is located within the High Flood Risk Precinct which will result in significant damage to both life and property during any major flood event, up to and above the 1% Annual Exceedance Probability (AEP) flood (1 in 100 year flood). The driveway to Railway Terrace will not be trafficable in flood events less than a 2% AEP flood event (50 year flood), with a water depth of about 1.8 m in a 1% AEP flood event. The Elizabeth Street access will have a depth of about 1 m in a 1% AEP flood event. This indicates that both pedestrian and vehicular access to the Police Station will not be practical in events over the 2% AEP flood event and improbable in 1% AEP events. This raises significant concerns for the safety of staff and occupants of the

Police Station, as well as people detained and locked in the cells. In a PMF flood event the ground floor level of the Police Station would be inundated by 8.8 m. This indicates that, although a freeboard is provided to the 1% AEP flood event, floods only slightly greater than the 1% AEP event will cause inundation above the floor level and potentially render the building inoperable for a significant period of time and/or possibly structurally unsound. In the highest flood on record the floor would have been inundated to a level of 2.1 m. [Section 79C(1)(b) and (c) of the Environmental Planning and Assessment Act 1979].

- iii. The proposed location for this new Police Station poses some very real concerns and potential problems in the case of a flooding emergency. As detailed in the DISPLAN, in the case of a flooding emergency the SES would be the main combat agency and be assisted with various tasks by the Police. However, this Police Station will be severely affected in the case of a flooding emergency. [Section 79C(1)(b) and (c) of the Environmental Planning and Assessment Act 1979].
- iv. When the location of future growth areas in the area is taken into consideration, the Riverstone location would not appear to be the most appropriate strategic location for such a facility.
- v. The intensification of Police Station use on this site would have a significant adverse environmental impact on the amenity of the existing residents in the area.
- vi. The Proposed Development is out of scale and character with that of the existing locality.
- vii. Approval of the application would not be in the public interest, in that the function and operational characteristics of the proposed development will be significantly impacted upon in the event of a flooding emergency. [Section 79C(1)(e) of the EP&A Act 1979]

(b) The application be referred to the Minister of Planning for his consent to refuse the application.

MOTION CARRIED

The meeting concluded at 3:22 pm

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
31 January 2011