

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Blacktown City Council on Thursday 28 August 2014 at 10:30 am

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell

Apologies: None Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYW069 – Blacktown City Council S96-14-702 [at 4 Elizabeth Street, Riverstone] as described in Schedule 1.**

**Date of determination:** 28 August 2014

#### Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

The Panel is satisfied notwithstanding the amended proposal involves substantial changes to the approved building form, that the development as modified is substantially the same as that previously approved as the context, character and use of the development remain unchanged.

The proposed development will not unreasonably impact on the amenity of development or traffic conditions in the immediate locality to any greater extent than would the previously approved development.

The arrangements proposed in relation to drainage control are considered adequate.

The services provided from the development serve the public interest.

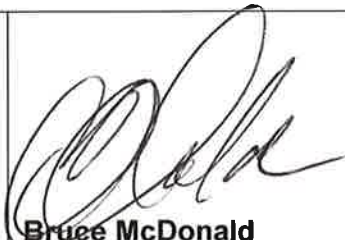
#### Conditions:

The development application was approved subject to the conditions attached to the Council Assessment Report, as amended at the meeting.

#### Panel members:



**Mary-Lynne Taylor (Chair)**



**Bruce McDonald**



**Paul Mitchell**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYW069 – Blacktown City Council S96-14-702
2	<b>Proposed development:</b> Section 96(2) modifications to the refurbishment of the Riverstone Police Station approved under Notice of Determination No. 09-3146
3	<b>Street address:</b> 4 Elizabeth St, Riverstone
4	<b>Applicant/Owner:</b> Brookfield Johnson Controls on behalf of NSW Police / NSW Police and Government Property NSW
5	<b>Type of Regional development:</b> Crown development over \$5 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Blacktown Local Environmental Plan 1988</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Draft Blacktown Local Environmental Plan 2013</li> <li>• Blacktown Development Control Plan 2006</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 4 August 2014 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Against- Silvia Black and an anonymous speaker; On behalf of the applicant- Denis Clifford, Assistant Commissioner, NSW Police.
8	<b>Meetings and site inspections by the panel:</b> Briefing meeting on 25 July 2014 and final briefing meeting on 28 August 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As attached to assessment report