

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY WEST CENTRAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Tuesday, 25 April 2017
<b>PANEL MEMBERS</b>	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Chris Quilkey and Kathie Collins
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between Friday 21 April 2017 and Tuesday, 25 April 2017.

**MATTER DETERMINED**

2016SYW104 – Blacktown – JRPP-16-03308 AT Lot 1 DP 1181840 55 Sherbrooke St, Rooty Hill (AS DESCRIBED IN SCHEDULE 1)

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6 and the material listed at item 7 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was 4:1 (Edward Blakely, Paul Mitchell, Mary-Lynne Taylor and Chris Quilkey voted to approve the application subject to the conditions recommended by Council; Kathie Collins voted to approve the application subject to an amended set of conditions).

**REASONS FOR THE DECISION**

The reasons for the majority decision of the Panel to approve the application subject to the conditions of consent recommended by Council were:

1. It is permissible under the RE2 Private Recreation zoning.
2. It is consistent with the 20 year vision of the Draft West Central District Plan 2016.
3. It complies with the numerical requirements and is consistent with the relevant objectives of BLEP 2015 and BDCP 2015. It satisfies all relevant clauses within all applicable environmental planning instruments.
4. All notification requirements have been complied with and, of the two submissions received, one has been withdrawn and the other is not relevant to this stage of development, but will be considered during a later stage. It was referred to all relevant government agencies and no objections were raised subject to conditions.
5. It appears satisfactory with respect to built form, design and streetscape, stormwater drainage, traffic and car parking, accessibility, and social and economic impacts including noise, safety and security and waste management. Associated car parking provision is excellent.
6. The main building appears well designed and visually interesting.
7. The application completely complies with s. 79C of the *Environmental Planning and Assessment Act 1979*. The Panel notes that this is for the completion of Stage 2 of the Club's project and that stages 1,3 and 4 have been already approved.
8. The application will be of benefit to the community both visually and culturally. It is in the public interest as it will provide social benefit, employment, economic activity and growth.






The reasons for the minority decision were:

Kathie Collins voted to approve the application for the reasons above, but would have amended the recommended conditions of consent so that:

- more carparking spaces were supplied;
- more disabled car parking spaces were supplied close to the venue;
- the hoarding during construction was used for advertising;
- Condition 11.5.6.5 be changed to require the that the buildings referred to in that condition comply with the maximum standard defined by Water Efficiency Labelling and Standards (WELS) Scheme and
- the landscaping plans be amended to ensure that the Performing Arts Building incorporates 'state of the art' standards in reducing heat, as recommended during a recent WSROC forum,

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell OAM	 Chris Quilkey
 Kathie Collins OAM	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW104 – Blacktown – JRPP-16-03308
2	PROPOSED DEVELOPMENT	Stage 2 works for the construction of a performing arts centre in association with the Rooty Hill RSL Club
3	STREET ADDRESS	Lot 1 DP 1181840 55 Sherbrooke St, Rooty Hill
4	APPLICANT OWNER	Mr R J Lee Rooty Hill RSL Club Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>• State Environmental Planning Policy (State and Regional Development) 2011</li><li>• State Environmental Planning Policy (Infrastructure) 2007</li><li>• State Environmental Planning Policy No 55 – Remediation of Land</li><li>• Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River</li><li>• Blacktown Local Environment Plan 2015</li><li>• Blacktown Development Control Plan 2015</li></ul>

		<ul style="list-style-type: none"> <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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 18 April 2017</li> <li>• Written submissions during public exhibition: none (0)</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• none</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report