

RECORD OF DEFERRAL
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	26 September 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Mark Grayson and Susan Budd
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	Cr Chris Quilkey and Cr Kathie Collins advised that they attended a presentation to Blacktown City Council about this project by the Executive Director of the Homicide Victims Support Group. Blacktown City Council holds a 50 year lease over the proposed development site and is funding the site drainage works. Accordingly while he has no personal or financial interest in the proposed development, under the Revised Sydney Central Planning Panel Code of Conduct they have no option but to declare a conflict of interest and withdraw from consideration of the application.

Public meeting held at Blacktown City Council on 26 September 2018, opened at 3.12pm closed at 5.21pm.

MATTER DETERMINED

2017SWC025 – Blacktown – DA-16-04468, Reserve 770 Kareela Street, Doonside (Corner of Doonside Road and Eastern Road) (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.




PANEL DECISION

The Panel will defer the application. The Panel requires various amendments and additional information as follows:

1. Relocation of the outdoor exercise area in the North West corner away from the residential areas.
2. The waste storage area on the North West boundary to be moved to an area not close to the residences; the bins to be of domestic size only and to be collected on street.
3. Lighting plan proposal to be submitted with lux report.
4. On-site detention to be placed on site in accordance with the requirements of Council engineers.
5. A barrier to be placed so as to contain overnight parking area.

6. A sign designed for the front of the site showing an emergency telephone number.
7. Landscaping plan to be redesigned to accommodate the council drainage swale at the North West boundary and to show all gates.
8. The Plan of Management to be completed to the satisfaction of the Council's Manager Community Services, and to include the details required by Council in its assessment report and in condition 15.10. All details of all security measures, the details of the 24 hour caretaker, hours of operation, car park management and day to day arrangements of the office and the children must be provided.
9. Upon receipt of this information and a further report from Council, the panel will hold another public determination meeting.

The decision was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Susan Budd
 Mark Grayson	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC025 – Blacktown – DA-16-04468
2	PROPOSED DEVELOPMENT	Construction of a community support centre for children of homicide victims ('Grace's Place')
3	STREET ADDRESS	Reserve 770 Kareela Street, Doonside (Corner of Doonside Road and Eastern Road)
4	APPLICANT/OWNER	Applicant – Idraft Group Pty Ltd Owner – Western Sydney Parklands Trust
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$5milllion – Council interest as Council has a lease over the land.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007

		<ul style="list-style-type: none"> ○ State Environmental Planning Policy (Western Sydney Parklands) 2009 ○ State Environmental Planning Policy No 55 – Remediation of Land ● Draft environmental planning instruments: Nil ● Development control plans: Nil ● Planning agreements: Nil ● Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil ● Coastal zone management plan: Nil ● The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality ● The suitability of the site for the development ● Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations ● The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> ● Council assessment report: September 2018 ● Written submissions during public exhibition: 10 ● Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Michael Hill, Barry Townson and Fay Errey ○ On behalf of the applicant – Martha Jabour and Michael Trinh
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Site Inspection - 26 September 2018 ● Final briefing to discuss council's recommendation, 26 September 2018 – 2.00pm to 3.10pm. ● Public Meeting - 26 September 2018 ● Attendees: <p><u>Panel members:</u> Mary-Lynne Taylor (Acting Chair), Mark Grayson and Susan Budd</p> <p><u>Council assessment staff:</u> Judith Portelli, Bertha Gunawan, Carol Ashworth, Lee Toscan and John Molteno.</p>
9	COUNCIL RECOMMENDATION	Deferred commencement consent
10	DRAFT CONDITIONS	Attached to Council Assessment Report