

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	29 August 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell and Chris Quilkey
APOLOGIES	None
DECLARATIONS OF INTEREST	Kathie Collins declared a non-pecuniary interest, as she is Deputy Chair of the Mary Queen of the Family Blacktown Parish, which St Michael's school is located in.

Electronic meeting held between 21 August 2017 and 29 August 2017.

MATTER DETERMINED

2017SWC043 – Blacktown – JRPP-16-03344 AT 151 Reservoir Road, Blacktown (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.

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 unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- Subject to the imposition of the recommended conditions of consent, the application satisfies all applicable legislative and planning instrument requirements
- The existing use and student numbers are unchanged, however the development will significantly improve the educational experience by providing attractive, functional, more modern and more relevant educational facilities than those being demolished, and will complement the other school facilities that remain unchanged.
- It is therefore in the public interest.

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	 Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC043 – Blacktown – JRPP-16-03344
2	PROPOSED DEVELOPMENT	Demolition works, alterations and additions to educational establishment
3	STREET ADDRESS	151 Reservoir Road, Blacktown
4	APPLICANT OWNER	Trustees of the Roman Catholic Church of the Diocese of Parramatta and Mr Brett Anderson, De Angelis Taylor & Associates Pty Ltd Architects Trustees of the Roman Catholic Church of the Diocese of Parramatta
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • Draft West Central District Plan • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • 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	• Council assessment report: 15 August 2017 • Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic meeting between 21 August 2017 and 29 August 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report