

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

|                                 |   |
|---------------------------------|---|
| <b>DATE OF DETERMINATION</b>    | 25 October 2018   |
| <b>PANEL MEMBERS</b>            | Mary-Lynne Taylor (Acting Chair), Mark Grayson, Cr Chris Quilkey and Cr Kathie Collins OAM. |
| <b>APOLOGIES</b>                | Nil   |
| <b>DECLARATIONS OF INTEREST</b> | Nil   |

Public meeting held at Blacktown City Council on 25 October 2018, opened at 12.30pm closed at 1.00pm.

#### MATTER DETERMINED

2017SWC127 – Blacktown – DA-17-00034, Lot 11 DP 1200915, 25 Wentworth Street, The Ponds (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 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was Unanimous.





#### REASONS FOR THE DECISION

1. The proposed additions, alterations and associated works are permitted with development consent.
2. The supplementary information provided by the applicant satisfactorily addresses the matters previously raised by the Panel being traffic, car parking, tree planting, stormwater and a pedestrian crossing.
3. The proposed conditions of development address the matters raised by the Panel and the applicant has agreed to the conditions.
4. The proposed development will meet the additional demand for school facilities and accordingly is in the public interest.

#### CONDITIONS

The development application was approved subject to the conditions presented at the Panel meeting on 25 October 2018.

#### PANEL MEMBERS

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|---|---|
| <br>Mary-Lynne Taylor (Acting Chair) | <br>Chris Quilkey        |
| <br>Mark Grayson                     | <br>Kathie Collins, OAM |

| SCHEDULE 1 |                                   |   |
|------------|-----------------------------------|---|
| 1          | PANEL REF – LGA – DA NO.          | 2012SWC127 – Blacktown – DA-17-00034  |
| 2          | PROPOSED DEVELOPMENT              | Construction of a new 2 storey school building at Riverbank Public School, minor internal refurbishment, removal of car parking and tree removal.   |
| 3          | STREET ADDRESS                    | Lot 11 DP 1200915, 25 Wentworth Street, The Ponds   |
| 4          | APPLICANT/OWNER                   | Applicant – Department of Education C/-Urbis Pty Ltd<br>Owner - Crown   |
| 5          | TYPE OF REGIONAL DEVELOPMENT      | Crown Development – CIV over \$5million   |
| 6          | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Educational Establishments and Child care Facilities) 2017</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy No 64 – Advertising and Signage</li> <li>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>Sydney Regional Environmental Plan No. 20 Hawkesbury Nepean River</li> <li>Central City District Plan 2018</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Blacktown City Growth Centre Precincts Development Control Plan 2018</li> </ul> </li> <li>Planning agreements: Nil</li> </ul> |

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|----|---|---|
|    |   | <ul style="list-style-type: none"> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</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 <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  | <b>MATERIAL CONSIDERED BY THE PANEL</b>           | <ul style="list-style-type: none"> <li>• Council assessment report: August 2018</li> <li>• Supplementary report: 10 October 2018</li> <li>• Written submissions during public exhibition: 0</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Nil</li> <li>○ On behalf of the applicant – Elaine Roff, Sasha Joanovic, James Georgiadis and Saqib Salman.</li> </ul> </li> </ul>  |
| 8  | <b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b> | <ul style="list-style-type: none"> <li>• Site Inspection – 29 August 2018</li> <li>• Public Meeting – 29 August 2018</li> <li>• Final briefing to discuss council's recommendation, 25 October 2018 – 11.45am to 12.30pm.</li> <li>• Attendees:<br/> <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Mark Grayson, Cr Chris Quilkey and Kathie Collins<br/> <u>Council assessment staff</u>: Judith Portelli, Nadeem Shaikh and Luma Araim </li> </ul>  |
| 9  | <b>COUNCIL RECOMMENDATION</b>                     | Approval  |
| 10 | <b>DRAFT CONDITIONS</b>                           | Attachment 3 in Council Assessment Report   |