

DATE OF DETERMINATION	29 August 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Mark Grayson, Paul Mitchell, Kevin Gillies and Chris Quilkey
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	Mary-Lynne Taylor declared that she has worked with the architect Ed Lippman on other sites in the past but have had no contact or involvement in relation to this application.

Public meeting held at Blacktown City Council on Thursday, 29 August 2019, opened 2.05pm and closed at 3.50pm.

MATTER DEFERRED

2018CCI001 – Blacktown – DA18-01549 AT 61-69 Farm Road, Riverstone (Lot 90 DP 1224210) (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

REASONS FOR THE DECISION






Whilst the Panel would approve the development application for the following reasons –

1. The proposed development is permissible in this zone and with the required road upgrading is a suitable use of the site.
2. The proposed development includes noise control measures, parking for staff and students and upgrading of the adjoining road. Given these factors it will have no material adverse impacts on neighbouring and nearby properties.
3. The proposed development will provide additional school facilities that will help meet the needs of the growing local community. It will thus be socially beneficial.
4. The Panel has carefully considered the issues raised by the two objectors and believes they are either addressed by the amended plans (traffic and parking) (flood risk) by conditions. The Panel believes the issues are of insufficient magnitude to warrant refusal of the application.

The Panel will defer determination to allow the Site Contamination Phase 2 report to be prepared to show that the site is suitable for this development in accordance with SEPP 55.

Upon receipt of the Council addendum report, the Panel will determine the matter electronically.

The decision was unanimous.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Mark Grayson
 Paul Mitchell	 Chris Quilkey
 Kevin Gillies	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018CCI001 – Blacktown – DA18-01549
2	PROPOSED DEVELOPMENT	Construction of 3 storey classroom building at the Australian Christian College, new carpark, landscaping and timber acoustic fencing on 3 property boundaries.
3	STREET ADDRESS	61-69 Farm Road, Riverstone (Lot 90 DP 1224210)
4	APPLICANT/OWNER	Applicant – Lippmann Partnership Pty Ltd Owner - Christian Education Ministries Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M - Private infrastructure and community facilities
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 No. 55 – Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – draft Marsden Park North Precinct controls Blacktown Local Environmental Plan (BLEP) 2015 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Blacktown Development Control Plan 2015

		<ul style="list-style-type: none"> ○ Central City District Plan 2018 ● 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: 23 July 2019 ● Written submissions during public exhibition: 2 ● Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer – Judith Portelli and Luma Araim ○ On behalf of the applicant – Mr Ed Lippmann and Ronald Last
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Site Inspection: 29 August 2019 ● Final briefing to discuss council's recommendation, 29 August 2019, time 12.00pm. ● Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Mark Grayson, Paul Mitchell, Kevin Gillies and Chris Quilkey ○ <u>Council assessment staff</u>: Judith Portelli and Luma Araim
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with council report