

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	14 April 2020
PANEL MEMBERS	Abigail Goldberg, David Ryan, Gabrielle Morrish, Kathie Collins and Chris Quilkey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically between 6 April 2020 and 14 April 2020.

MATTER DEFERRED

2018CCIO01 – 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 listed at item 8 in Schedule 1. The Panel determined to **approve** the application.

The decision was **unanimous**.

CONDITIONS

The development application was approved subject to the conditions in the Council supplementary Report (Attachment 4).

REASONS FOR THE DECISION






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 Stage 2 Detailed Site Investigation Report concludes that the site can be made suitable for the proposed development in accordance with NSW State Environmental Planning Policy No. 55, subject to remediation occurring in accordance with the Stage 2 Detailed Site Investigation and Remediation Action Plan and validation of the site by an EPA accredited site auditor.
4. The redevelopment and expansion of the adjacent Australian Christian College into the subject land is desirable as it will provide additional school infrastructure for the future Marsden Park North Precinct.
5. 16 additional trees are proposed to be planted in addition to the originally proposed 25 new trees. This will bring the total number of new trees to 41, which is more than the trees proposed to be removed.
6. The proposal will provide social infrastructure for the existing and growing community of Riverstone and Marsden Park and so is in the public interest.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there were two written submissions made during the public exhibition. These submissions addressed issues of

- traffic and parking; and
- flood risk.

The Panel has carefully considered the issues raised by the two objectors and believes they are either addressed by the amended plans or by conditions. The Panel believes the issues do not warrant refusal of the application.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Gabrielle Morrish	 Chris Quilkey
 Kathie Collins	

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)

		<p>2006 – draft Marsden Park North Precinct controls</p> <ul style="list-style-type: none"> ○ Blacktown Local Environmental Plan (BLEP) 2015 ○ Blacktown Local Strategic Planning Statement ● Draft environmental planning instruments: Nil ● Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2015 ○ 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 original assessment report: 23 July 2019 ● Council supplementary report 31 March 2020 ● Written submissions during public exhibition: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Site Inspection: 29 August 2019, 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 ● Public meeting, 29 August 2019, 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 ● Site inspection, April 2020: Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. ● Electronic meeting 6 April 2020 and 14 April 2020.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with council supplementary report (Attachment 4)