

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Wednesday, 27 June 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Lindsay Fletcher, Abigail Goldberg, Kathie Collins and Chris Quilkey
<b>APOLOGIES</b>	Paul Mitchell
<b>DECLARATIONS OF INTEREST</b>	Lindsay Fletcher had an involvement several years ago with Planning Ingenuity, the consultancy that prepared the Council Assessment Report. Mr Fletcher has had no involvement with the assessment of this application and has no role with Planning Ingenuity at this time.

Public meeting held at Blacktown City Council on 27 June 2018, opened at 11:45 am and closed at 2:35 pm.

#### MATTER DETERMINED

2018SWC024 – Blacktown City Council – SPP-17-00040 AT 14 Chase Drive, Acacia Gardens (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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

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

The reasons for the decision of the Panel were:






1. The provision of upgraded and expanded school facilities will have beneficial social effects for the community generally and particularly the Quakers Hill East and Acacia Gardens community
2. The proposed development adequately satisfies standards of the relevant State Environmental Planning Policies and the standards and objectives of Blacktown Local Environmental Plan 2015.
3. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including amenity of adjacent and nearby residential premises or the operation of the local road system.
4. In consideration of conclusions 1-3 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments as amended by the Council on 26 June 2018:

- Condition 4.1.1 – change amount for trunk drainage to \$13,758 and remove Contribution Items ii, iii and iv and remove reference to C.7.11 and change developable area to 0.266 Ha – Trunk Drainage only
- Condition 6.1: add the words at the beginning ‘As agreed with the applicant’ and change the reference to ‘the Voluntary Planning Agreement’ to ‘a Voluntary Planning Agreement’
- Condition 6.2 to be deleted

- Addition of a new condition 11.6 requiring the applicant to provide a Green Travel Plan and Operational Traffic Management Plan for the day-to-day running of the school (under sub-heading 'Traffic Management')

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Lindsay Fletcher
 Abigail Goldberg	 Kathie Collins OAM
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC024 – Blacktown City Council – SPP-17-00040
2	PROPOSED DEVELOPMENT	Alterations and additions to an existing school, including construction of a 2 storey learning building with outdoor learning areas to replace the existing demountable classrooms and alterations to an existing building including an administration wing
3	STREET ADDRESS	14 Chase Drive, Acacia Gardens
4	APPLICANT OWNER	Department of Education C/- Urbis Pty Ltd Crown
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
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 (Vegetation in Non-Rural Areas) 2017</li> <li>○ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River</li> <li>○ Central City District Plan 2018</li> <li>○ Blacktown Local Environmental Plan 2015</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Blacktown Development Control Plan 2015</li> </ul> </li> <li>• Planning agreements: Nil</li> <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> </ul>

		<ul style="list-style-type: none"> <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: 15 June 2018</li> <li>Written submissions during public exhibition: one (1)</li> <li>Table of changes to recommended conditions: 26 June 2018</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Jessica Ford, Oswaldo Marcelo and Liam Titmarsh</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>Site inspection on 27 June 2018</li> <li>Final briefing meeting to discuss council's recommendation, 27 June 2018, 11:00 am Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher, Abigail Goldberg, Kathie Collins and Chris Quilkey</li> <li><u>Council assessment staff</u>: Judy Portelli, Luma Araim, Holly Palmer, David Yee, Jen Rodger and Shakeeb Mustaq</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Revised recommended conditions supplied on 26 June 2018