

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	21 December 2021
<b>DATE OF PANEL DECISION</b>	16 December 2021
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Noni Ruker and Roberta Ryan
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	David Ryan advised that there may be a perceived conflict of interest. Although he is not directly involved with this application, his company has several ongoing projects with the applicant.

Papers circulated electronically on 07 December 2021.

#### MATTER DETERMINED

PPSSCC-220 - SPP-21-00001 - Blacktown City Council, 54 Westminster Street, Schofields, demolition of existing structures and the construction and operation of a single storey centre-based childcare facility (accommodating 106 children and 17 staff members) with 29 basement and 7 at-grade car parking spaces, and associated retaining walls and landscaping works (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.

#### Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.




#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered one written submission made during the public exhibition.

The Panel notes that issues of concern in the written submission included:

- Public safety concerns
- Traffic conditions
- Substantial amount of existing local child-care centres

The Panel considers that concerns raised in the submission have been adequately addressed in the Council Assessment Report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Noni Ruker
 Roberta Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-220 - SPP-21-00001 - Blacktown City Council
2	PROPOSED DEVELOPMENT	Demolition of existing structures and the construction and operation of a single storey centre-based childcare facility (accommodating 106 children and 17 staff members) with 29 basement and 7 at-grade car parking spaces, and associated retaining walls and landscaping works
3	STREET ADDRESS	54 Westminster Street, Schofields
4	APPLICANT/OWNER	Simon Ochudzawa / Westminster Projects Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value over \$5 million (private infrastructure and community facilities) (the development application originally had a capital investment value of \$5,873,190)
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 No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>Child Care Planning Guideline 2017</li> <li>Education and Care Services National Regulations 2012</li> <li>Central City District Plan 2018</li> <li>Blacktown Local Strategic Planning Statement 2020</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Blacktown City Council Growth Centre Precincts Development Control Plan 2010</li> </ul> </li> <li>Planning agreements: Nil</li> </ul>

		<ul style="list-style-type: none"> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: <b>Nil</b></li> <li>• Coastal zone management plan: <b>Nil</b></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>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: December 2021</li> <li>• Written submissions during public exhibition: One</li> </ul>
<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing: Wednesday, 28 April 2021 <ul style="list-style-type: none"> <li>○ Panel members: Noni Ruker (Acting Chair), Ken McBryde, Kathie Collins and Chris Quilkey</li> <li>○ Council assessment staff: Judith Portelli and Kelly Coyne</li> </ul> </li> <li>• Site inspection - site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.</li> <li>• Papers circulated electronically on 7 December 2021</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report