

Assessment report to Sydney Central City Planning Panel

Panel reference: PPSSCC-242

Development application

DA number	SPP-21-00005	Date of lodgement	20 April 2021
Applicant	Blacktown City Council		
Owner	Blacktown City Council		
Proposed development	Demolition works and the construction of a 2 storey building to accommodate students and athletes training at the proposed International Centre for Training Excellence Academy		
Street address	81 Eastern Road Rooty Hill		
Notification period	12 to 26 May 2021	Number of submissions	0

Assessment

Panel criteria Section 7, SEPP (State and Regional Development) 2011	<ul style="list-style-type: none"> Council related development with Capital Investment Value over \$5M (Schedule 7(3) of SEPP - State and Regional Development)
Relevant section 4.15(1)(a) matters	<ul style="list-style-type: none"> Biodiversity Conservation Act 2016 State Environmental Planning Policy (Western Sydney Parklands) 2009 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 55 – Remediation of Land Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River
Report prepared by	Planning Ingenuity, Independent Planner
Report date	25 August 2021
Recommendation	Approve, subject to conditions listed in attachment 8.

8 Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning extract
- 4 Detailed information about proposal and DA submission material
- 5 Assessment against planning controls
- 6 Development Application Plans
- 7 Draft conditions of consent

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report?	Yes
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Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report?	Yes
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Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

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1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are:
 - general design and landscaping
 - impact on trees and ecology
 - traffic, access and parking.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is therefore satisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 7.

2 Location

- 2.1 The site is located in Rooty Hill, 7 km west of the Blacktown CBD.
- 2.2 The site forms part of the Blacktown International Sports Park located at Eastern Road, Rooty Hill.
- 2.3 The Blacktown International Sports Park is located north of Eastern Road, Rooty Hill, south of the western railway line and immediately east of the Westlink M7 motorway.
- 2.4 The portion of the Blacktown International Sports Park the subject of this development application (the development site) is located in the northern portion of the Blacktown International Sports Park, immediately to the south of the western railway line.
- 2.5 The location of the site and the development site is shown at attachment 1.

3 Site description

- 3.1 The site consists of Lot 1 DP1145826, being 81 Eastern Road, Rooty Hill. The site has an areas of over 45 ha. The portion of the site the subject of this development (the 'development site') has an area of approximately 3,200 m².
- 3.2 The Blacktown International Sports Park is a large land holding with its founding legacy from the Sydney 2000 Olympic Games. The facility provides for a number of various sports including baseball and softball diamonds, football fields, an athletic centre (including grandstand) and cricket and AFL ovals.
- 3.3 The development site currently contains an existing at grade parking area accessed via the internal road system, two single storey buildings and mature trees.
- 3.4 The development site sits between an existing football field and the Progressive Goalkeeping Academy.
- 3.5 Adjacent land uses are generally located some distance from the site given the size of the site and the adjoining western railway line and M7 Motorway. The surrounding area is a mix of recreational uses, industrial, commercial and residential land uses.
- 3.6 An aerial image of the site and surrounding area is at attachment 2.

4 Background

- 4.1 The site is located within the Western Sydney Parklands and owned by Council. The primary planning instrument applying to the site is State Environmental Planning Policy (Western Sydney Parklands 2009).
- 4.2 Under State Environmental Planning Policy Western Sydney Parklands there are no land use zoning.
- 4.3 Relevantly, Clause 6(1) of the State Environmental Planning Policy Western Sydney Parklands operates to exclude operation of Blacktown Local Environmental Plan 1988 (but not Blacktown Local Environmental Plan 2015). However, Blacktown Local Environmental Plan 2015 does not provide any land use zonings for the site (consistent with the intent of exclusion of Blacktown Local Environmental Plan 1988).
- 4.4 Clause 11 of the State Environmental Planning Policy Western Sydney Parklands relates to 'Land uses'. Clause 11(1) lists a number of land uses which are permissible without development consent, but only if it is carried out by or on behalf of a public authority, such land uses include amenity facilities; community facilities; depots; entertainment facilities; environmental facilities; environmental protection works; function centres; information and education facilities; kiosks; public administration buildings; recreation areas; recreation facilities (outdoor). Clause 11(3) prohibits development for the purposes of residential accommodation. Under Clause 11(2) any development not specified in subclause (1) or (3), may be carried out in the Western Parklands only with consent.
- 4.5 The proposed use is best defined as 'tourist and visitor accommodation' as it provides short term accommodation for users of the facility. That is the use is not for residential accommodation (Clause 11(3)) and is therefore permissible with consent of the site under the provisions of Clause 11(2) of the State Environmental Planning Policy Western Sydney Parklands.
- 4.6 The zoning plan for the site and surrounds is at attachment 3.

5 The proposal

- 5.1 The Development Application has been lodged by Blacktown City Council.
- 5.2 The subject development application seeks development consent for the construction and use of academy style accommodation for the International Centre for Training Excellence.
- 5.3 Specifically the development comprises:
- demolition of existing buildings and structures including removal of the existing at grade car park
 - removal of 14 native trees (located within the boundary of the site)
 - civil works (including earthworks by cutting to a depth of between 0.25 m to 1.0 m), stormwater management works and services and utilities connections
 - new landscaping
 - construction of a 2 storey building for use as International Centre for Training Excellence academy accommodation which will provide 36 rooms with 96 beds and ancillary facilities (lounge, offices and amenities).
- 5.4 Other more specific details about the proposal are at attachment 4, and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 A full assessment of the Development Application against relevant planning controls is at attachment 5.

7 Key issues

7.1 Proposed use

- 7.1.1 The proposal is for construction and use of academy style accommodation catering to athletes and student groups utilising the sporting facilities provided within the proposed International Centre for Training Excellence project.
- 7.1.2 The proposed use is best described as 'Tourist and visitor accommodation' which is permissible with development consent under the provisions of State Environmental Planning Policy (Western Sydney Parklands) 2009.
- 7.1.3 The proposed International Centre for Training Excellence project which involves two new training fields, a new International Centre for Training Excellence will provide teaching areas, medical areas, public function areas and upgraded parking is subject to a separate assessment by way of a Review of Environmental Factors.

7.2 General design and landscaping

- 7.2.1 The proposal is considered to be respectful of its setting within the Blacktown International Sports Park. The building provides for a modern appearance and has been designed internally as functional building for accommodation of students and athletes of the centre.
- 7.2.2 The proposed landscaping includes replacement plantings which are to be native species to the locality. Low level planting helps to soften the appearance of the building, and assist with wayfinding to various paths.

7.3 Impact on trees and ecology

- 7.3.1 Impact on trees and ecology is discussed at attachment 4. The proposal includes removal of 14 trees and retention of 26.
- 7.3.2 The submitted Flora and Fauna Assessment confirms that the proposal is not located in, or nearby, any declared area of outstanding biodiversity value. The works associated with the Academy Accommodation will clear approximately 0.2 ha of vegetation which does not trigger the Biodiversity Offset Scheme. No area is mapped on the Biodiversity Values Map within the development site.
- 7.3.3 The development has been reviewed by Council's Natural Areas (Ecology) Section, which raises no concern with the development subject to conditions of consent

7.4 Traffic, access and parking

- 7.4.1 Traffic, access and parking issues are discussed at attachment 4. The Traffic Impact Assessment submitted with the application identifies a maximum of 14 vehicle trips per hour in the PM.
- 7.4.2 The existing road network is considered to be easily capable of handling any resultant minor traffic increase as a result of the development.
- 7.4.3 The proposal results in the loss of 76 existing on-grade parking spaces and generates the need for 38 new parking spaces. The application was supported by a Traffic and Parking Assessment which found that there is generally an oversupply of parking within the Blacktown International Sports Park. The International Centre for Training Excellence works subject to a Review of

Environmental Factors will seek to replace the 76 spaces proposed to be removed by this application.

7.4.4 During construction parking is able to be provided onsite within the Blacktown International Sports Park.

8 Issues raised by the public

8.1 The proposed development was notified to property owners and occupiers in the locality between 12 to 26 May 2021. The Development Application was also advertised in the local newspapers and a sign was erected on the site.

8.2 No submissions were received.

9 External referrals

9.1 The Development Application was referred to the following external authorities for comment:

Authority	Comments
Rural Fire Service	Acceptable subject to conditions. General Terms of Approval have been provided, dated 22 June 2021.
Western Sydney Parklands	No comments received.
Jemena	No comments received.
Endeavour Energy	No objection and no conditions provided.
NSW Police	No comments received.

10 Internal referrals

10.1 The Development Application was referred to the following internal sections of Council for comment:

Section	Comments
Access and Traffic Management	Acceptable subject to conditions
Environmental Health	Acceptable subject to conditions
Development Services Engineering	Acceptable subject to conditions
Drainage Engineering	Acceptable subject to conditions
Open Space and Natural Areas	Acceptable subject to conditions
Waste	Comments provided (Council will not be collecting waste)
Natural Area (Ecology) team	Acceptable subject to conditions

11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Recommendation

- 1 Approve Development Application SPP-21-00005 for the reasons listed below, and subject to the conditions listed in attachment 7.
 - a The proposed development and 'Tourist and visitor accommodation' land use are permissible under Clause 11(2) of the State Environmental Planning Policy Western Sydney Parklands.
 - b The development is satisfactory under the Environmental Planning and Assessment Act 1979 and under relevant statutory controls.
 - c The likely impacts of the development can be satisfactorily addressed by conditions.
 - d The proposal is considered to be in the public interest.
- 2 Council officers notify the applicant and submitters of the Panel's decision.



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