

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	24 August 2021
PANEL MEMBERS	Abigail Goldberg (Chair), Noni Ruker and Ken McBryde
APOLOGIES	David Ryan
DECLARATIONS OF INTEREST	Councillor K Gillies and Councillor M Singh, Councillor K Collins and Councillor C Quilkey declared a non-pecuniary interest as Blacktown City Council is the applicant and owner of this site.

Papers circulated electronically on 11 August 2021.

MATTER DETERMINED

PPSSCC-242 - SPP-21-00005 – Blacktown, 81 Eastern Road, Rooty Hill, 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 (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 item 8 in Schedule 1.

The Panel debated the design of the proposed building within the context of the Masterplan for the sporting precinct, and also considered matters of security, noise and sun access among other issues. The Panel determined to approve the application as these matters were all satisfactorily resolved, as well as for the reasons outlined in the Council Assessment Report.

The decision was **unanimous**.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with changes to –

- Condition 2.1.1 and an additional condition 2.1.2 for documents and plans that were not referenced in the original set of conditions which have now been incorporated.
- Conditions 5.2.1 & 8.2 had typographical errors which now has been corrected.




Recommended changes to conditions of consent

Condition	Amendment									
2.1.1	<p>Add the following additional drawings/details to the table in Condition 2.1.1:</p> <table><tr><td><i>Drawing No.</i></td><td><i>Dated</i></td><td><i>Council's File Enclosure No.</i></td></tr><tr><td><i>LD-DA000, Rev 1, Cover Sheet</i></td><td><i>27/08/20</i></td><td><i>D21/206986</i></td></tr><tr><td><i>LD-DA000, Rev 1, Tree Retention and Removal Plan</i></td><td><i>27/08/20</i></td><td><i>D21/206986</i></td></tr></table>	<i>Drawing No.</i>	<i>Dated</i>	<i>Council's File Enclosure No.</i>	<i>LD-DA000, Rev 1, Cover Sheet</i>	<i>27/08/20</i>	<i>D21/206986</i>	<i>LD-DA000, Rev 1, Tree Retention and Removal Plan</i>	<i>27/08/20</i>	<i>D21/206986</i>
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	<div>LD-DA000, Rev 1, Landscape Site Plan</div> <div>27/08/20</div> <div>D21/206986</div>
	<div>Arboricultural Impact Assessment (AIA) by Arterra Design Pty Ltd</div> <div>22/02/2021</div> <div>D21/206986</div>
	<div>Vegetation Management Plan by Total Earth Care</div> <div>02/09/2020</div> <div>D21/206986</div>
2.1.2 (add)	<p>Add the following condition under 2.1.1:</p> <p>NSW Rural Fire Service</p> <p>2.1.2 <i>The applicant shall comply with all conditions outlined in the General Terms of Approval (ref DA20210511001913-Original-1 issued by NSW rural Fire Service dated 22 June 2021 and Appended to this consent.</i></p>
5.2.1	<p>Delete “Blacktown Local Environmental Plan” replace with:</p> <p><i>“State Environmental Planning Policy (Western Sydney Parklands) 2009”</i></p>
8.2	<p>Delete “approved Development Application plans” replace with:</p> <p><i>“Arboricultural Impact Assessment (AIA) by Arterra Design Pty Ltd dated 22 February 2021”</i></p>

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that there were no written submissions received during the public exhibition.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Ken McBryde
 Noni Ruker	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-242 - SPP-21-00005 – Blacktown

2	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
3	STREET ADDRESS	81 Eastern Road, Rooty Hill
4	APPLICANT/OWNER	Blacktown City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development with Capital Investment Value over \$5M (Schedule 7(3) of SEPP - State and Regional Development)
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 (Infrastructure) 2007 State Environmental Planning Policy No. 55 - Remediation of Land Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River Biodiversity Conservation Act 2016 State Environmental Planning Policy (Western Sydney Parklands) 2009 Draft environmental planning instruments: Nil Development control plans: Nil Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation 2000: 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: August 2021 19 August 2021 - Council response to Panel questions 22 June 2021 – Letter from Rural Fire Service GTA's for condition 2.1.2 that needs to go with the consent. Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Papers were circulated electronically on 11 August 2021. Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.
9	COUNCIL RECOMMENDATION	Approve, subject to the conditions listed in attachment 8.
10	DRAFT CONDITIONS	Conditions listed in attachment 8.