

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 November 2022
DATE OF PANEL DECISION	17 November 2022
DATE OF PANEL MEETING	17 November 2022
PANEL MEMBERS	Abigail Goldberg (Chair), Roberta Ryan, David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Councillors declared a perceived conflict of interest as the site is owned by Blacktown City Council

Papers circulated electronically on 15 November 2022.

MATTER DETERMINED

PPSSCC-334 – Blacktown - SPP-21-00014 – Great Western Highway and Ponds Road, Prospect

Concept masterplan for future cemetery expansion in 6 stages, including bulk earthworks, road construction and stormwater works.

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 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, including:


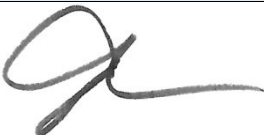

- The proposed development will not create an adverse environmental impact on existing or future potential adjoining development with regard to traffic, heritage, visual bulk or amenity impacts.
- The proposal is an appropriate form and scale of development for the site and complies with the relevant provisions of the applicable planning controls.

The Panel also noted that the proposed development will assist in addressing a metropolitan-wide shortage of burial space, and as such will provide important social infrastructure within the Blacktown Local Government Area (LGA).

CONDITIONS

The Development Application was approved subject to the conditions attached to the Council Assessment Report.

In coming to its decision, the Panel notes that no written submissions were received during the public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Roberta Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-334 – Blacktown - SPP-21-00014
2	PROPOSED DEVELOPMENT	Concept masterplan for future cemetery expansion in 6 stages, including bulk earthworks, road construction and stormwater works
3	STREET ADDRESS	Great Western Highway and Ponds Road, Prospect
4	APPLICANT/OWNER	Blacktown City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Central City District Plan ○ Blacktown Local Strategic Planning Statement 2020 ○ Blacktown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2015 • Planning agreements: Nil • Relevant provisions of the Environmental Planning and Assessment Regulation 2021 • 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: 15 November 2022 ○ Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ○ Kick-Off Briefing: 10 February 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair) ○ <u>Council assessment staff</u>: Bill Tsakalos, Judith Portelli, Bertha Gunawan, Jasmina Skoric, Camille Abbott, Adam Stent ○ Applicant Briefing: 28 April 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Roberta Ryan, Brian Kirk ○ <u>Council staff</u>: Judith Portelli and Alan Middlemiss with Troy Loveday and Julie Horder (Planning Ingenuity – independent planners as the site is Council-owned) ○ <u>Applicant representative</u>: Jasmina Skoric

		<ul style="list-style-type: none"> ○ Final briefing to discuss Council's recommendation: 17 November 2022 ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan ○ <u>Council assessment staff</u>: Bertha Gunawan, Alan Middlemiss with Troy Loveday and Julie Horder (Planning Ingenuity – independent planners as the site is Council-owned)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report