

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	27 June 2022
DATE OF PANEL DECISION	27 June 2022
DATE OF PANEL MEETING	23 June 2022
PANEL MEMBERS	Abigail Goldberg (Chair), Roberta Ryan, Brian Kirk, Chris Quilkey, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan advised a non-pecuniary, reasonably perceived conflict for this item as his company is preparing a number of development applications for Schools Infrastructure NSW (SINSW) at this time.

Papers circulated electronically on 10 June 2022.

MATTER DETERMINED

PPSSCC-346 – Blacktown - SPP-21-00012 - 45-47 Johnson Ave, Seven Hills – Demolition of minor structures, site works and construction of a single storey building for use as vocational education and training facility with related carparking and landscaping.

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 4.15 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION


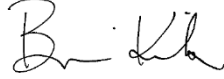
The panel determined to approve the application for the reasons outlined in the council assessment report.




CONDITIONS

The development application was approved subject to the conditions in the updated council assessment report of 23 June 2022, including deferred commencement conditions agreed between council and the applicant.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Brian Kirk 

 Roberta Ryan	 Chris Quilkey
 Moninder Singh	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-346 – Blacktown - SPP-21-00012
2	PROPOSED DEVELOPMENT	Demolition of minor structures, site works and construction of a single storey building for use as vocational education and training facility with related carparking and landscaping.
3	STREET ADDRESS	45-47 Johnson Ave, Seven Hills
4	APPLICANT/OWNER	School Infrastructure NSW / Mecone
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<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 • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018. • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 9 June 2022 • Council revised draft conditions: 23 June 2022 • Written submissions during public exhibition: ZERO
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final assessment briefing: 23 June 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Brian Kirk, Roberta Ryan, Chris Quilkey, Moninder Singh ○ <u>Council assessment staff</u>: Judith Portelli, Shakeeb Mushtaq, Chantelle Seignarack, David Mutton, Brett Nangle ○ <u>Applicant representatives</u>: Server Birka (SINSW), Michael Kalvza (Mecone) and support team members
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report, including deferred commencement conditions.