

<b>DATE OF DEFERRAL</b>	3 August 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 20 July 2023.

#### **MATTER DEFERRED**

**PPSSCC-405 – Blacktown – SPP-22-00008** - 39 Beames Avenue Rooty Hill - Demolition of existing structures, tree removal, construction of a 3-storey primary school educational establishment over a car parking level with associated excavation and earthworks, stormwater and landscaping works over 3 construction stages.

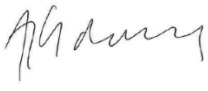




#### **REASONS FOR DEFERRAL**

The panel agreed to defer the determination of the matter until amended information is received from the applicant and the assessment of supplementary information is completed by council as it was found that supplementary material had been lodged on the portal by the applicant on 28 March 2023 but not received by council. Moreover further amended information is required from the applicant.

The panel expects revised information as referred to above be submitted to Council by the applicant within 3 weeks from the date of this deferral record. Council is requested to update their assessment within 8 weeks of the date of this deferral record. If revised information from the applicant is not provided within 3 weeks, the panel may move to determine the DA based on the information currently at hand.

When this information has been received and assessed, the panel will determine the matter electronically. The panel expects an addendum assessment report from council responding to the material and the matters raised above.

The decision to defer the matter was unanimous. The Panel adjourned the meeting to hear from council as to whether further material had indeed been lodged by the applicant on the portal, and to enable council to meet with the applicant. Once advice in this regard was received from council the panel deliberated electronically on the matter and formulated a resolution.

<b>PANEL MEMBERS</b>	
Abigail Goldberg (Chair) 	Steve Murray 
David Ryan 	Chris Quilkey 
Moninder Singh 	



SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-405 – Blacktown – SPP-22-00008
2	PROPOSED DEVELOPMENT	Demolition of existing structures, tree removal, construction of a 3-storey primary school educational establishment over a car parking level with associated excavation and earthworks, stormwater and landscaping works over 3 construction stages.
3	STREET ADDRESS	39 Beames Avenue Rooty Hill
4	APPLICANT/OWNER	Applicant: Bellfield Group Limited Owner: Illuminate NSW LTD
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Environmental Planning and Assessment Act 1979.</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021.</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021.</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Blacktown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Blacktown Development Control Plan 2015</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</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>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 24 May 2023</li> <li>Clause 4.6 variation request</li> <li>Written submissions during public exhibition: 2</li> <li>Total number of unique submissions received by way of objection: 2</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Kick Off Briefing: 23 February 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair)</li> <li><u>Council assessment staff</u>: Jared Spies, Judith Portelli</li> <li><u>Applicant representatives</u>: Ali Hammoud, Ali Zeineddine, Charles Glanville, Ali El Hussein, Ramy Selim, Hany Takla</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 27 July 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh</li> <li><u>Council assessment staff</u>: Jared Spies, Judith Portelli, Joanna Niedbala</li> </ul> </li> </ul>

		<ul style="list-style-type: none"><li>○ <u>Applicant representatives:</u> Ali Hammoud, Ali Zeineddine, Charles Glanville, Ali El Hussein, Ramy Selim, Hany Takla</li></ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable