

<b>DATE OF DETERMINATION</b>	20 June 2023
<b>DATE OF PANEL DECISION</b>	19 June 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	As the subject being determined is council related, all councils' representatives being Clr Moninder Singh, Clr Chris Quilkey, Clr Kathie Collins and Clr Carol Israel have a conflict of interest in this matter.

Papers circulated electronically on 14 June 2023.

#### **MATTER DETERMINED**

PPSSCC-412– Blacktown – SPP-22-00010 – 1 Mount Street, Mount Druitt - Construction of two indoor basketball courts with associated amenities, a lobby connection to the existing Kevin Betts Stadium, hardstand carpark area and associated 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 briefings and the matters 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 and subject to the conditions listed in attachment 7, specifically:

- *The proposed development has a positive social impact providing for the needs for increased community recreational facilities in the area. (Section 4.15(b) of the Environmental Planning and Assessment Act 1979).*
- *The proposed development minimises impacts on the biodiversity values of the site and will not create adverse impacts on existing or future potential adjoining development with regard to traffic, visual bulk or amenity impacts. (Section 4.15(b) of the Environmental Planning and Assessment Act 1979).*
- *The proposal is a suitable response to the site implementing stage 1 of a concept masterplan to upgrade the recreational precinct, appropriately relating to the scale and form of the existing stadium building, and minimising impacts on the surrounding natural and built environment. (Section 4.15(e) of the environmental Planning and Assessment Act 1979).*
- *The proposal improves community recreational facilities in the area and is in the public interest (Section 4.15(b) & 4.15(c) of the Environmental Planning and Assessment Act 1979).*

**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) 	David Ryan 
Steve Murray 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-412– Blacktown – SPP-22-00010
2	PROPOSED DEVELOPMENT	Construction of two indoor basketball courts with associated amenities, a lobby connection to the existing Kevin Betts Stadium, hardstand carpark area and associated landscaping.
3	STREET ADDRESS	1 Mount Street, Mount Druitt
4	APPLICANT/OWNER	Applicant/Owner: BLACKTOWN CITY COUNCIL SEE by: Urbis
5	TYPE OF REGIONAL DEVELOPMENT	Council related development 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>Biodiversity Conservation Act 2016</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 (Sustainable Buildings) 2022</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> <li>Blacktown Local Strategic Planning Statement 2020</li> </ul> </li> <li>Central City District Plan 2018</li> <li>Planning agreements: Nil</li> <li>Provisions of the Environmental Planning and Assessment Regulation 2021: 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>Independent planner assessment report: 15 May 2023</li> <li>Written submissions during public exhibition: None</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Kick Off Briefing: 2 March 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair)</li> <li><u>Council assessment staff</u>: nil due to the site being a Council facility on Council owned land. Present to assist with briefing: Judith Portelli, Bertha Gunawan, Joanna Niedbala</li> <li><u>Applicant representatives</u>: Mark Owens, Matthew Sales, Rodrigo Castro-Penalva, Sven Ollman</li> <li><u>Independent consultant planner</u>: Ian Arnott (not present at briefing)</li> </ul> </li> </ul>
9	INDEPENDENT PLANNER RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the assessment report

