

DATE OF DEFERRAL	8 December 2025
DATE OF PANEL MEETING	27 November 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by videoconference on 27 November 2025, opened at 1:30pm and closed at 2:10pm.

MATTER DEFERRED

PPSSCC-635 – Blacktown – DA-24-00909 – 50 Stony Creek Road, Shanes Park - Demolition of existing structures and construction of a place of public worship including a community hall, a 12-guest accommodation building, a souvenir shop and car parking for 178 vehicles.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 20 February 2026 (see ACTIONS below). The matter was deferred to allow for the provision and assessment of required information as listed and for the following reasons:

The Panel considers that Council's reasons for recommending refusal of the application appear capable of resolution.

The applicant expressed a willingness to work constructively with Council to reach such resolution and the Panel encourages such engagement to occur, particularly in relation to:

1. Stormwater drainage management – The applicant needs to provide further information to address its proposed operational management and drainage design to ensure it has fully addressed Parts G and J of Blacktown Development Control Plan 2015. Should Council remain dissatisfied with the adequacy or content of any such information provided, it is to provide the Panel with draft conditions of consent prescribing its requirements for operational management and drainage design.
2. Guest accommodation - The Applicant is to confirm if the currently proposed guest accommodation is to be deleted from the application and if so, update any relevant plans and documentation to reflect that change to the application.
3. Council is to provide a full set of without prejudice draft conditions of consent to enable the Panel to finalise its determination in the event that it is minded to grant consent to any amended application.
4. These draft conditions of consent should include a condition that limits patron numbers on the site to 300 patrons for a trial period of three years from the issue of an occupation certificate for the development. The draft condition should include requirements for appropriate management of patron numbers on the site, including monitoring, reporting, complaints and incident recording, for

the trial period. The draft condition should also outline specific matters to be addressed in any future application, including, without limitation, demonstration of compliance with conditions of consent, particularly the plan of management, complaints and incident recording, management and response during the trial period. At the end of this three year trial the Applicant may request that Council review its management of patron numbers, and if Council considers that patron numbers have been successfully managed the number of patrons can be increased to a maximum of 450 patrons subject to the same management requirements as the initial three year trial period.

5. Parking - The Applicant is to confirm and provide sufficient detail regarding their parking proposal.
6. Plan of Management – the draft plan of management for the site is to be updated by the Applicant so that it is consistent with their other documentation and the requirement for the proposed draft condition set out in item 4.
7. Review of other documentation – The Applicant should review all of its other documentation to ensure it is consistent across the application and update as required.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant, after consultation with Council, must upload to the Planning Portal by **2 February 2026** updated and corrected information for the development application, as described above.
2. Noting the application lodged on 19 September 2024 is likely to be amended, a formal written request to amend the application is required to be uploaded to the Planning Portal by the Applicant **by 2 February 2026** outlining:
 - a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021
 - b. Updated technical reports relied on in the amended application.
3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by **13 February 2026**.
4. The Department of Planning Housing and Infrastructure is requested to commission on behalf of the Panel an independent peer review of the Development Application, including Council's assessment reports and draft conditions, and upload the peer review report to the Planning Portal by **20 February 2026**
5. When the updated assessment report and peer review report are received, the Panel will determine the application by way of electronic determination.

If the above deadlines are not met the Panel may choose to determine the DA based on the information currently at hand.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Moninder Singh 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-635 – Blacktown – DA-24-00909
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a place of public worship including a community hall, a 12-guest accommodation building, a souvenir shop and car parking for 178 vehicles.
3	STREET ADDRESS	50 Stony Creek Road, Shanes Park
4	APPLICANT/OWNER	Applicant: Stimson Advisory/The Trustee for Stimson & Baker Unit Trust Owner: Shree Swaminarayan Mandir Vadtaldham Sydney Inc
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - Environmental Planning and Assessment Act 1979 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Central City District Plan 2018 - Blacktown Local Strategic Planning Statement 2020 - Blacktown Local Environmental Plan 2015 - Draft environmental planning instruments: Nil - Development control plans: - Blacktown Development Control Plan 2015 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: 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	- Council assessment report: 13 November 2025 - Written submissions during public exhibition: 13 - Verbal submissions at the public meeting: - Mark Santoro, Bronwyn Fleig, Helmut Fleig, Pankit Vyas on behalf of Shree Swaminarayan Mandir Vadtaldham Sydney Inc - Council assessment officer - Bertha Gunawan, Judith Portelli - On behalf of the applicant – Warwick Stimson - Total number of unique submissions received by way of objection: 13
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Final briefing to discuss council's recommendation: 27 November 2025 <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh <u>Council assessment staff</u>: Judith Portelli, Bertha Gunawan, Allan Middlemiss
9	COUNCIL RECOMMENDATION	Refusal

10	DRAFT CONDITIONS	Not Applicable
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