

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	13 July 2026
DATE OF PANEL DECISION	13 July 2026
DATE OF PANEL BRIEFING	9 July 2026
DATE OF PUBLIC 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.

Papers circulated electronically 29 June 2026 and additional information as provided by the applicant on 7 April 2026.

MATTER DETERMINED

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.

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* subject to conditions supplied without prejudice by Council as amended by the Panel.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the following reasons:

The Panel notes that the modifications to the development (including deletion of the guest accommodation) and the additional information supplied by the applicant, have, subject to imposing suitable conditions, resolved a number of Council's initial concerns, particularly in relation to flooding, flood evacuation management, contamination and privacy.

However, Council remains opposed to the development for various reasons, including its bulk and scale and other issues making it, in Council's view, incompatible with its current rural residential context.

The Panel accepts that the proposal is of a different nature and scale to its current surrounding context. However, the Panel notes that it is a permitted use in the zone and considers that its immediate impacts are acceptable and can be adequately mitigated, and that it will provide an important community facility for the North West Growth Area, within which it is located, and is therefore in the broader public interest.

CONDITIONS

The Panel has imposed conditions provided on a without prejudice basis by Council, subject to amendments that it considers will adequately address specific concerns raised by the community as well as Council, the latter specific to stormwater management, road upgrade works and parking.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Traffic congestion
- Safety issues
- Amenity impacts
- Privacy concerns
- Lack of infrastructure
- Site suitability
- Current rural character
- General sense of security.

The panel considers that concerns raised by the community either do not warrant refusal or have been adequately addressed in the amendments made to the application prior to determination and/or by the conditions of consent.

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 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 - Council supplementary report: 29 June 2026 - Written submissions during public exhibition: 10 - 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 officers - Bertha Gunawan, Judith Portelli - On behalf of the applicant – Warwick Stimson - Total number of unique submissions received by way of objection: 10
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>: Bertha Gunawan, Allan Middlemiss, Shakeeb Muchtaq, Judith Portelli - Record of Deferral: 8 December 2026

		• Final determination briefing to discuss council’s recommendation: 9 July 2026 ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh ○ <u>Council assessment staff</u>: Bertha Gunawan, Allan Middlemiss, Judith Portelli, Grant Webster, Nadeem Shaikh, Arham Soomro, Olivia Kwiatkowski ○ <u>Applicant attendees</u>: Warwick Stimson, Atul Kumar, Brenna Nichols, Jono Frecker, Dilip Darji, Nimish Patel, Pankit Vyas, Chandrkant Patel, Tejas Patel, Nilesch Patel, Ghnshyam Kanani, Morgan Stanbury
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Draft ‘without prejudice’ conditions supplied by Council