

<b>DATE OF DETERMINATION</b>	28 October 2025
<b>DATE OF PANEL DECISION</b>	27 October 2025
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Natasha Harras, Moninder Singh
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 14 October 2025.

#### **MATTER DETERMINED**

PPSSCC-677 – Blacktown – DA-25-00536 at 453A Luxford Road Lethbridge Park – Demolition of an existing car parking area, outdoor courts and playground together with other site features, and the construction of a new indoor recreation/community facility (incorporating multi-purpose sports hall, change rooms and toilets, administration and youth hub) to supplement the existing PCYC facility on site, a new car parking area, landscaping and associated site works (as described in Schedule 1).

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6 and the material listed at item 7 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 which have been summarised below:

- The proposed development has a positive social impact providing for the needs for community recreational and youth facilities (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 potentially improve the ecology of the site (Section 4.15(b) of the Environmental Planning and Assessment Act 1979)
- The proposed development has limited adverse impacts on the amenity of adjoining development (Section 4.15(b) of the Environmental Planning and Assessment Act 1979)
- The proposed development provides improved community recreational facilities in the area and is in the public interest (Section 4.15(b) & 4.15(e) of the Environmental Planning and Assessment Act 1979).

#### **CONDITIONS**

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

#### **New Condition 7.5**

Prior to the issue of a Construction Certificate, an additional acoustic report is to be prepared. The report is to provide an updated assessment of the predicted acoustic impacts of the proposal having regard to plan

amendments required by condition 5.1.1 and the restrictions on use required by conditions in section 14.3 of the approval. Where necessary, additional mitigation measures are to be recommended, to enable the project trigger noise levels identified in the Acoustic Report, prepared by Northrop Consulting Engineers and dated 4 March 2025 to be achieved for the anticipated ordinary operation and use of the Sports Hall at residential receivers R04 and R05. Such measures might include:

- Requirements for closure of certain openings at certain times, particularly those in proximity to residential premises
- Additional acoustic treatment of walls and windows in proximity to residential premises, above those required by condition 5.1.1
- Specific restrictions on use of PA equipment and speaker systems
- Additional tree planting and acoustic screening between the hall and the residential premises beyond that required by condition 5.1.1.

All recommendations of the additional acoustic assessment are to be implemented and demonstrated on the Construction Certificate Plans and / or in the Operational Noise Management Plan required by Condition 13.8.4.

#### **New Condition 13.8.4**

Prior to the issue of an Occupation Certificate, an Operational Noise Management Plan is to be prepared, having regard to the recommendations of the Acoustic Report, prepared by Northrop Consulting Engineers and dated 4 March 2025, the recommendations of the additional acoustic report required by condition 7.5 and relevant conditions of this consent. The plan must be prepared by a suitably qualified acoustic consultant and include all relevant operational arrangements designed to ensure operations can meet project noise levels and minimise acoustic impacts to neighbours.

#### **New Condition 14.3.6**

The Operational Noise Management Plan required by condition 13.8.4 is to be followed at all times.

#### ***Reasons:***

In introducing the above conditions the Panel notes that:




- The Northrop Acoustic Report in Section 5.2 and in Table 9 identifies that the Project should comply with project trigger noise levels of 46dBA (Leq,15 min) during the day and 43 dBA in the evening
- It then goes on to demonstrate that the use of the hall for sports activities will result in noise levels well above this for the 6-7 closest properties (up to 51dBA for both day and evening)
- Requiring specific compliance with the project trigger noise levels in this case may create a compliance issue for the Council
- Some of the recommendations / requirements of the consent may already reduce the noise impacts, but this has not been quantified
- Further, Council's assessment report repeatedly refers to the need for an Operational Noise Management Plan, but there is no condition requiring such a plan and the conditioned 'Operations Management Plan' does not address noise.

#### **CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Increased noise concerns
- Increased pollution concerns
- Antisocial behaviour as a result of the car park

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report, and that amending conditions addressing noise have been introduced by the Panel.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
Moninder Singh 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-677 – Blacktown – DA-25-00536
2	PROPOSED DEVELOPMENT	Demolition of an existing car parking area, outdoor courts and playground together with other site features, and the construction of a new indoor recreation/community facility (incorporating multi-purpose sports hall, change rooms and toilets, administration and youth hub) to supplement the existing PCYC facility on site, a new car parking area, landscaping and associated site works
3	STREET ADDRESS	453A Luxford Road Lethbridge Park
4	APPLICANT/OWNER	Blacktown City Council
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>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 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> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></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: 20 August 2025</li> <li>Written submissions during public exhibition: One (1)</li> <li>Total number of unique submissions received by way of objection: One (1)</li> </ul>
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the Council Assessment Report