



Blacktown Local Planning Panel PLANNING PROPOSAL ADVICE

DATE OF DETERMINATION	Thursday 6 August 2020
PANEL MEMBERS	Ian Reynolds, Chair Lindsay Fletcher, Expert Milan Marecic, Expert Allan Shearan, Community representative
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil
APPLICANT/OWNER	Applicant –Blacktown City Council Owner – F Liao
MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report
BRIEFING BY THE PANEL	<ul style="list-style-type: none"> • Private Panel briefing: 6 August 2020, 3.00 pm • Attendees: <ul style="list-style-type: none"> ○ Panel members: Ian Reynolds, Lindsay Fletcher, Milan Marecic, Allan Shearan ○ Council officer: Trevor Taylor

Confidential Panel meeting held virtually on 6 August 2020, opened at 3.30 pm and closed at 3.50 pm.

PLANNING PROPOSAL

F20/1667: Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone 115 Crown Street, Riverstone from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation and identify the property on the land reservation acquisition map to ensure its future acquisition by Council. The Planning Proposal will also remove the building height and residential density controls that partly affect the subject site.

PRIVATE BRIEFING

A private briefing was held between Panel members and Council staff and the following issues were discussed:

- previous Planning Proposal for the site.
- further response and current position of Department of Education on this proposal.
- Council to amend its Contributions Plan to acquire the site and construct half road.
- should the recreation rezoning proceed, when planning any embellishment on the rezoned site the opportunity be considered to best integrated the development of this site with the adjoining school.

PANEL ADVICE

The Panel considered the assessment report on the matter and the material presented at the Panel meeting and supports the recommendation to progress the Planning Proposal for Gateway Determination.

The Panel provided the following advice for the Planning Proposal described above:

- The proposal has strategic merit as it is responding to changing circumstance not recognised by current planning policy and infrastructure plans. This includes the new model for smaller school building footprints, and the need for increased open space provision to meet increased population demands.
- Clear strategic justification for additional open space in and adjacent to the North West Growth Area arising from higher density development than was originally anticipated.
- The Proposal has site specific merit in regards to the natural environment, existing uses and likely future uses on and surrounding the site, and existing and required services and infrastructure.
- Noted that the Department of Education no longer require the site.

PANEL MEMBERS	REFERENCE NUMBER
Ian Reynolds, Chair	D20/433976
Lindsay Fletcher, Expert	D20/433662
Milan Marecic, Expert	D20/433488
Allan Shearan, Community representative	D20/434586