

27 May 2022

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Chris Ritchie  
Director - Industry Assessments  
NSW Department of Planning and Environment

By email: [catriona.shirley@dpie.nsw.gov.au](mailto:catriona.shirley@dpie.nsw.gov.au)

Dear Chris

### **Ministerial Call-in Request, Proposed Sydney Flight Training Centre**

Thank you for your correspondence dated 17 May 2022 inviting the City of Sydney Council ("the City") provide comments on the Ministerial call-in request pursuant to Section 4.36 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the proposed construction and operation of a new flight training centre at 28-30 Burrows Road, St Peters. The development as currently proposed does not trigger the criteria in the State Environmental Planning Policy (Planning Systems) 2021 and the City understands that the call-in request would allow the development to be declared as State Significant Development (SSD) by the Minister for Planning.

The City has reviewed the request for the proposed flight training centre to be declared SSD under Section 4.36(3) of the EP&A Act. On completion of this review, the City does not agree with the rationale put forward in the request that the development is State Significant, does not consider the proposal to satisfy all determining factors of Part 5 of the *Guideline on 'call-in' of State significant development under the Environmental Planning & Assessment Act 1979*, and objection is made to the request. The City's objection is based on the following:

- Although it is acknowledged that the proposal will facilitate the delivery of a large scale transport mode in the training of aviation personnel and will have a wide-reaching economic benefit, the proposal in itself is not considered to be of State significance as it is not considered large-scale essential transport, utility infrastructure, or a social service to the community.
- The proposal is wholly located within the City of Sydney local government area and is not identified as a site of State significance.
- The proposal is not considered to be complex, unique or multi-faceted and would not require specialist expertise or State coordinated assessment. Excluding potential input from State agencies such as Heritage NSW and TfNSW (in which the same input would be required should the application be declared SSD) the expertise required to assess the application would occur by Council officers rather than State government agencies. This is particular in regard to general urban design advice, transport and access, contamination and remediation, flooding and stormwater management, heritage and landscaping.
- The City has internal expertise as well as established referral procedures with external Government agencies, ensuring the relevant issues of such an

application can be dealt with in an efficient and effective timeframe. The City has also been proactive in seeking peer-review advice in relation to potential issues, to ensure a balanced and well-informed assessment.

The City has an established community consultation network, ensuring it can keep external stakeholders to the development well informed. By allowing the City to remain the consent authority for such applications, it permits Council to exercise its responsibility to keep the community well informed and be proactive in its ability to address issues as they may arise. By allowing Council to maintain this function, it permits the Proponent and DPE to focus on already identified State significant projects.

The City notes that based on the information provided, although brief, the proposal is generally compliant with controls and is generally supportable subject to further review of technical reports and supporting documentation. It is understood that DPE have previously assessed and approved a larger-scale flight training centre within the Bayside LGA however, the City believes that the assessment of the development as proposed is best undertaken as local development and should not set precedent for declaring the subject proposal of a much lesser scale as SSD.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Acting Area Planning Manager, on 9265 9333 or at [mburge@cityofsydney.nsw.gov.au](mailto:mburge@cityofsydney.nsw.gov.au)

Yours sincerely,



**Graham Jahn** AM LFRAIA Hon FPIA  
**Director**  
City Planning | Development | Transport