

**BRIEFING DETAILS**

|                           |                                       |
|---------------------------|---------------------------------------|
| <b>BRIEFING/DATE/TIME</b> | 29 September 2021<br>5.30pm to 6.10pm |
| <b>LOCATION</b>           | Teleconference                        |

**BRIEFING MATTER**

**PPSSCC-237 – Blacktown - SPP-21-00003**

**55-57 North Parade Mount Druitt**

Concept approval for a mixed use shop top housing development consisting of 5 tower forms each 20 stories including ground level, to contain a total of 931 apartments, 27 commercial tenancies and 1 club and detailed approval for Subdivision of the site into two Torrens title allotments to enable development to be developed over 2 stages.

**PANEL MEMBERS**

|                                 |   |
|---------------------------------|---|
| <b>IN ATTENDANCE</b>            | Abigail Goldberg – Chair<br>David Ryan – Panel Member<br>Noni Ruker – Panel Member<br>Kathie Collins – Panel Member<br>Chris Quilkey – Panel Member   |
| <b>APOLOGIES</b>                | Nil   |
| <b>DECLARATIONS OF INTEREST</b> | David Ryan noted at the meeting that in the briefing material provided by Council a legal precedent was mentioned in which his company had been involved. It was agreed with the Chair that this precedent was relevant but unrelated to the DA under consideration, and accordingly that a conflict of interest was not apparent. David committed to keeping the Chair updated should supplementary information indicate any changes to this position. |

**OTHER ATTENDEES**

|                      |  |
|----------------------|--|
| <b>COUNCIL STAFF</b> | Peter Conroy, Director City Planning and Development<br>Bill Tsakalos, City Architect & Director Transformational Design<br>Judith Portelli, Manager Development Assessment<br>Chris Shannon, Manager Strategic Planning<br>Shakeeb Mushtaq, Coordinator Planning Assessment<br>Sami Ahangari, Assistant Team Leader – Projects<br>Matthew Sales, Senior Architect<br>Dennis Loether, Partner at Bartier Perry Pty Ltd (Council Legal Representative/Lawyer) |
| <b>OTHER</b>         | George Dojas – Regionally Significant Development  |

**KEY ISSUES DISCUSSED:**

- The Panel noted the briefing material provided by Council as well as Council's response to questions raised ahead of time by Panel members.

- The Panel expressed encouragement for the redevelopment of this site, which will be a key town centre site and important to the uplift and regeneration of the Mount Druitt town centre.
- The Panel noted Council's advice that the applicant had worked cooperatively to date, and has been responsive to Council guidance, and expressed support for such an approach.
- The Panel observed that feedback was being sought regarding the level of information that the Panel would expect of a Concept DA for this sort of site and location.
- The Panel noted that it considered it essential for a Concept DA to effectively establish the foundations for and fundamentals of planning requirements going forward, including in relation to:
  - Subdivision of the site
  - Access and circulation, including street width requirements
  - Parking, which should take into account commuter parking behaviour
  - Stormwater management and drainage
  - Response to the desired future character and future town centre context
  - Landscaping concept, including areas of deep soil and tree planting
  - Urban design matters, including:
    - Concept proposal for private and public open spaces and linkages between them and the local context
    - Configuration of built form, including
      - Massing of buildings illustrated through 3D modelling
      - Variety of towers proposed
      - Building design including podium to tower ratios
      - Interface of building with the street as well as private domain
      - Proposed architectural character/s
      - Indicative floor plans such that future compliance with the ADG can be ensured.
- Overall, the Panel highlighted the importance of achieving a high-quality urban outcome for this significant, catalyst site, with an expectation that design excellence would be achieved.
- The Panel emphasized their support for Council requiring more information from the applicant for this Concept DA, with the overall principle being that the Concept DA should establish a firm and clear planning framework, including planning principles, for the detailed DA's which will follow.

#### **ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE:**

**The Panel noted that further work is required by the applicant together with Council in order for this Concept DA to be progressed. Council will keep the Panel updated regarding the status of the application, estimated timing of the assessment report, and a tentative determination date.**