

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	23 November 2021 5.00pm to 5.30pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**
**PPSSCC-245 - SPP-21-00004 – Blacktown**
**17 First Avenue, Blacktown**

Demolition of existing structures and construction of a 24-storey mixed use development including: supermarket, restaurant and associated facilities; 261 x student accommodation rooms; 202 x hotel rooms; 50 x residential apartments. Construction of 4 levels of basement parking for 172 parking spaces and business identification signage

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair David Ryan Roberta Ryan Chris Quilkey Moninder Singh
<b>APOLOGIES</b>	Kathie Collins
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL STAFF</b>	Judith Portelli Jared Spies
<b>OTHER</b>	Suzie Jattan – Planning Panel Secretariat

**KEY ISSUES DISCUSSED:**

- Amended plans have recently been received from the applicant, however, Council has not had the opportunity to review them in detail.
- The amendments include a reduction in building height aimed at addressing a key Council concern.
- The height variation now relates only to roof top plant etc. Nonetheless, an updated Clause 4.6 request is required to be submitted for Council and the Panel's consideration.
- Council's position on car parking rates within the Town Centre, including its categorisation as a subregional centre rather than a regional centre, and the consequent implications for car parking provision by the development.
- A significant shortfall of motorcycle parking spaces is proposed. Justification provided includes precedents from other locations that do not appear comparable to Blacktown. Further justification is required before such a significant or any shortfall could be contemplated.
- Design excellence considerations.
- The mix of uses and how it is proposed to be managed requires further explanation.

- Only 1 public submission has been received and, subject to the adequacy of responses to the above matters, the application may be suitable for electronic determination.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR FEBUARY 2022**