

BRIEFING DETAILS

BRIEFING/DATE/TIME	23 November 2021 4.30pm to 5.00pm
LOCATION	Teleconference

BRIEFING MATTER
PPSSCC-274 – SPP-21-00009 - Blacktown
16 Third Avenue, Blacktown

Demolition, excavation and construction of a new 19 storey mixed use development comprising ground floor retail premises, hotel reception and foyer, 9 levels of hotel accommodation and 9 levels of shop top housing above with rooftop terrace and 4 levels of basement car parking

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL STAFF	Judith Portelli Kelly Coyne
OTHER	Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Confirmation of the permissibility of uses, specifically in relation to the definition of “shop top housing” and compliance with Clause 7.12.
- Interface between the different uses and how this has been addressed, eg separate lobbies and separate lift cores, separate communal open spaces, is to be clarified in the next round of reporting.
- Traffic conditions on Third Avenue and the impact of the development on those conditions. Consideration in this regard being given to the nature of some users of the development, i.e. hotel guests.
- 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.
- Waste management issues.
- Council has issued a RFI and is awaiting the applicant’s response.

- Depending on the timing and content of the applicant's response, Council is targeting its assessment to be reported to the Panel by April 2022.

TENTATIVE DETERMINATION DATE SCHEDULED FOR APRIL 2022