

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 10 March 2022, 9.30am to 10.00am
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

PPSSCC-296 - SPP-21-00010 – Blacktown, 2-6 First Avenue, Blacktown, Construction of a 25 storey mixed use development comprising of retail, commercial and 220 residential apartments with 6 levels of basement car parking.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), David Ryan, Chris Quilkey
APOLOGIES	Roberta Ryan, Kathie Collins
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alan Middlemiss, Bertha Gunawan, Matthew Sales
RSDA	George Dojas, Sharon Edwards

KEY ISSUES DISCUSSED

- Council's Engineering Department comments received since briefing note was prepared. Several issues raised, including:
 - Civil drawings inconsistent with stormwater plans.
 - Discrepancies in relation to catchment plan.
- With regard to the building architecture and urban design:
 - Building setback issues have been raised with applicant but remain unresolved. Setback on western boundary is zero, which is not considered acceptable from the Council Architect's point of view, and results in a poor urban design outcome.
 - Communal open space on L3 is compromised in terms of solar access.
 - Use of materials and articulation of the façade are regarded as unsatisfactory, but could potentially be resolved through condition.
- Parking requirements in this area in relation to the CBD location and Blacktown's own vs RMS parking requirements. Noted that the site is in a congested location.
- Waste issues haven't yet been communicated to the applicant; arrangements are currently considered inadequate.
- First RFI sent out in October, amended plans received in Feb. Second RFI to be transmitted ASAP.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JUNE / JULY 2022