

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 24 March 2022, 1.00pm to 2.00pm
LOCATION	MS Teams Teleconference

BRIEFING MATTER

PPSSCC-303 - SPP-21-00011 – Blacktown , 11, 15, 17 Second Avenue, Blacktown, Alterations and additions to Stage 1 of an approved mixed use development approved under JRPP-16-03305 for various changes to the floorplate, façade, internal layout, additional basement level and an additional 3 floors.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Judith Portelli, Alan Middlemiss, Luma Araim
APPLICANT	Cameron Byrne, Rafael Triana, Aaron Sutherland, Joseph Scuderi, Nick Burn, Wendy Lam
PLANNING PANEL SECRETARIAT	George Dojas

KEY ISSUES DISCUSSED

- Additional height and additional units are proposed to take advantage of the LEP height increase subsequent to the approval of the original DA for this site.
- Application proposes a 'like for like' cl. 4.6 variation to the height standard as was applied to the original consent. That is, only roof top features and not GFA above the height limit.
- Some setbacks and separation distances do not meet the ADG design criteria and will be assessed on their merits in the context of surrounding approvals to confirm that they satisfy the objectives.
- There is a limited apartment mix that may warrant high level market analysis to confirm that the ADG objective is satisfied.
- The quality and efficacy of the communal open space areas of the building was questioned and the applicant agreed to review this.
- Procedural matters were discussed relating to the form or the applicant and any consent that might arise, relative to the original consent.
- 1 public submission was received, but only sought clarification of matters. No objection.
- Consequently, the application may be determined electronically.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JULY 2022
Planning Panels Secretariat

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