

## BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 12 May 2022, 9.30am – 10:06am
LOCATION	MS Teams Teleconference

## BRIEFING MATTER(S)

PPSSCC-309 – Blacktown – SPP-21-00013 - 34 and 42 Tallawong Road, Tallawong - Construction of 9 Residential flat buildings over 6 stages comprising 914 apartments, 2 retail premises, basement parking, landscaping works, a public plaza, associated infrastructure works, construction of internal roads and connections to service utilities.

## PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair, Roberta Ryan , David Ryan
APOLOGIES	Kathie Collins, Chris Quilkey
DECLARATIONS OF INTEREST	David Ryan recognised at the Council Briefing that he may be perceived as having a conflict of interest as he worked on the DA for the Tallawong town centre, which is adjacent to the site under consideration. David accordingly agreed with the Chair to step out of the Panel for this matter going forward.

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rachel Walker, Sami Ahangari, Judith Portelli
PLANNING PANEL SECRETARIAT	Sharon Edwards, George Dojas, Jeremy Martin

## KEY ISSUES DISCUSSED

- Since the briefing of 17 February 2022, amended plans have been received, which are different to the approved Concept Plan.
  - The Panel agreed with Council that **legal advice** should be sought in relation to the implications of the revised application. A number of possible pathways going forward were discussed regarding which a legal view would be helpful, including:
    - Applicant to surrender the Concept Plan and Council to consider the amended DA on its merits.
    - Council to impose a condition at determination which requires the Concept Plan to be surrendered. Amended DA to be considered on its merits.
    - In addition, the applicant has suggested imposition of a condition to modify the Concept Plan.
  - Council assessment to progress in parallel with legal advice being prepared.
- Key issues related to the revised application were discussed as follows:
  - Southern boundary setback** has been reduced however the DCP required a setback of 9m which would include (half) a local road. In addition a setback of 6m would be needed in terms of the ADG, resulting in a 15m setback.

- This boundary adjoins land owned by Sydney Metro, who have noted their objection to a reduced setback for reasons of urban amenity as well as potential overshadowing of their land. Sydney Metro have however agreed to the abandonment of the local road, while supporting a pedestrian pathway that will connect to the Sydney Metro station.
      - The Panel noted that Sydney Metro's objections should continue to be considered as that of an adjoining landowner (rather than as a transport authority).
      - The Panel supports the requirement for a setback that achieves urban amenity objectives for buildings as well as being able to accommodate a pathway that is wide enough to safely enable use, simultaneously in both directions, by people with disabilities as well as cyclists and prams.
  - **ADG** recommendations have been addressed in part only in the revised application.
    - The Panel strongly supports an objective of urban amenity, which the ADG seeks to achieve. As such, the applicant is encouraged to more comprehensively exercise the ADG recommendations.
  - Height non-compliances have been addressed in the revised application in such a way that habitable rooms are no longer included in the height exceedance, although a 4.6 application is still required.
  - Design issues raised previously by the City Architect have been addressed in the revised application.
  - TfNSW have requested comprehensive **precinct**-wide traffic modelling as even more dwellings are proposed in the revised application than in the Concept Proposal. Council's traffic planners have rejected this request as it is considered unreasonable for the applicant to address precinct wide matters.
    - The Panel supports Council in requesting updated traffic modelling reflecting the revised application, however the request for precinct-wider traffic modelling is not supported.
- The Panel notes that the application has currently been in the system for 177 days. The Panel recommends to Council that:
  - Timeframes be established for both the receipt of legal advice and for applicant responses where required.
  - A target of 250 days for the assessment be maintained.
- Council advised that only one submission had been received, from Sydney Metro. The Panel noted that an electronic determination is possible under these circumstances.

## TENTATIVE DETERMINATION DATE SCHEDULED FOR JULY 2022