

Record of Kick-Off Briefing

Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-379 – Blacktown – SPP-22-00003 – 143 Kensington Park Road, Riverstone
APPLICANT / OWNER	Applicant: Nayak Investments Pty Ltd Owner: Nima Abdi & Nilofar Abdi
APPLICATION TYPE	Construction of a 2 storey building and use as a 110 place centre-based child care facility and medical centre with basement parking for 71 cars, business identification signage and boundary adjustment to complete construction of the partially built cul-de-sac turning head on Talland Street.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$6,799,427.00 (excluding GST)
BRIEFING DATE	11 August 2022
PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-379 – Blacktown – SPP-22-00003 – 143 Kensington Park Road, Riverstone

ATTENDEES

APPLICANT	Steven Sammut, Karan Nayak, Michael Trihn, Sinan Jan
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Chantelle Seignarack, Shakeeb Mushtaq
CASE MANAGER	Stuart Withington
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 24 March 2022

RFI SUBMISSION DATE: N/A

TENTATIVE PANEL BRIEFING DATE: 30 September 2022

Exhibition dates: 04/05/2022 to 18/05/2022

TENTATIVE PANEL DETERMINATION DATE: 24 November 2022 or sooner.

Estimated completed assessment report date: 10 November 2022.

ISSUES LIST

The Chair introduced the Kick-Off meeting process.

- Applicant Summary
 - Introduced the application, noted its consistency with the zone objectives and its permissibility.
 - Noted the difficulty of the block's depth and location next to a roundabout, with site access from the adjoining cul-de-sac.
 - The applicant noted there had been one submission, concerned with overdevelopment.
 - 5 RFI requests from Council concerned permissibility, setbacks, deep soil zones and landscaping and drainage.
- Council Summary
 - Council noted the progress of the RFIs and advised the applicant had sent in more information the morning of this meeting.
 - Council queried the design of the building given the proposed uses and staffing levels, and parking requirements.
 - Council advised that they were being delayed by referrals required from the engineering teams.
 - Council are seeking additional advice in terms of permissibility.
- Chair Comments
 - The Chair noted the application was in the early stages and this was a 'Kick-Off' meeting for preliminary advice and feedback only.
 - The Chair queried the solar access to the children's play area proposed on the site. The applicant advised that there would be good central courtyard solar access given the height of the proposed buildings.

- The Chair queried the unusual footprint of the medical centre at ground level. The applicant noted the design was in response to the need for vehicular access to the basement parking.
- The Chair advised that with less than 10 submissions a public meeting would not be required and an electronic determination by the Panel would be possible. At this stage there appears no need for an additional briefing, given the scope of the modification and the lack of public feedback, however this is open to reconsideration as the assessment proceeds.
- Public exhibition has finished.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Site permissibility is to be clarified by Council through the assessment process.

REFERRALS REQUIRED

Internal: Engineering, waste, environmental

External: N/A

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

N/A