

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-405 – SPP-22-00008 - 39 Beames Avenue, Rooty Hill
APPLICANT / OWNER	Bellfield Group Limited/ Illuminate NSW LTD
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: Private infrastructure and community facilities over \$5 Million
KEY SEPP/LEP	SEPP (BIODIVERSITY AND CONSERVATION) 2021 SEPP (INDUSTRY AND EMPLOYMENT) 2021 SEPP (PLANNING SYSTEMS) 2021 SEPP (RESILIENCE AND HAZARDS) 2021 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021 Blacktown Local Environmental Plan 2015 Blacktown Development Control Plan 2015
CIV	\$19,503,176 (excluding GST)
BRIEFING DATE	23 February 2023

ATTENDEES

APPLICANT	Ali Hammoud and Ali Zeineddine – PLANZONE, Town Planner Charles Glanville and Gabriel Mclean – Alleanza Architect Ali Hosain and Ali El Hussein – Owner/Representative Ramy Selim and Hany Takla – Hemanote Consultants, Traffic Engineer
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Jared Spies, Judith Portelli and Joanna Niedbala
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Jordan Clarkson

DA LODGED: 1 November 2022

TENTATIVE PANEL BRIEFING DATE: To be determined

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- Provided description of existing site improvements, proposed development (including staging) and planning and site context
- Initial RFI from Council received and currently being addressed
- Outlined staging timing/duration – estimate 2-3 years to progress to Stage 2 and approx. 8 years for completion of Stage 3. Outcome is that Stage 1 is fully demountable pending progression to Stages 2 and 3.
- Site inspection and engagement with TfNSW undertaken with initial response and/or request for clarification provided to TfNSW. Awaiting arrangement of meeting with TfNSW to discuss these matters

Council

- Key issues include significant breach of height limit (up to four storeys) and potential negative visual and aural interaction with neighbours. Overshadowing of neighbouring buildings may also result.
- Height is considered inconsistent with character of local area, which is substantially single and double storey dwellings
- Easement over site does not appear to be addressed within submitted plans
- Biodiversity impacts are noted but not considered significant. Minor matters raised with respect to landscaping noted in RFI
- TfNSW have raised significant issues. Applicant previously advised to work directly with TfNSW to resolve
- Noted issues with amenity and acoustic issues due to use of demountable classrooms and noted these will be assessed to ensure acceptable outcomes during Stage 1 and 2 of the proposed development
- Public notification complete – one objection related to traffic generation, character of surrounding area, height of building and precedent for higher density, lack of upgrade to road infrastructure
- Submission from Schools Infrastructure NSW – no objection but recommended matters for consideration

Chair

- Sought clarity on staging from Applicant. Sought feedback from Council as to whether proposed timing is acceptable in relation to Stage 1 being demountable structures only
- Sought detail on biodiversity considerations/issues
- Noted age of application and importance of applicant's response to the current RFI in a timely manner
- Recommendations from Schools Infrastructure NSW should be taken on board particularly with respect to sustainability as these provide a benchmark for performance of developments.

Note:

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 Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.