

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-406 – SPP-22-00007 – 21 & 23 Olive Street, Seven Hills
<b>APPLICANT / OWNER</b>	BAINI DESIGN PTY LTD/ CD Civic Pty Ltd
<b>APPLICATION TYPE</b>	Consolidation of lots, demolition of existing structures, removal of trees, construction of a centre-based childcare facility for 140 children over basement car parking and associated works.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5, Schedule 6 of the Planning Systems SEPP: Private infrastructure and community facilities over \$5 Million
<b>KEY SEPP/LEP</b>	SEPP (Vegetation in Non-Rural Area) 2017 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 Blacktown Local Environment Plan 2015 Blacktown Development Control Plan 2015
<b>CIV</b>	\$5,071,114 (excluding GST)
<b>BRIEFING DATE</b>	23 February 2023

### ATTENDEES

<b>APPLICANT</b>	Vic Vicaretti – Baini Design
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Bertha Gunawan, Alan Middlemiss, Judith Portelli and Joanna Niedbala
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Jordan Clarkson

**DA LODGED:** 18 October 2022

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated

## **ISSUES LIST**

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

### **Applicant**

- Provided description of proposed development, existing development within the locality and planning context
- Advised basement parking is generally compliant (however not completely) with NCC. Double checking travel distances to see if improvement can be achieved however alternate solutions available
- Outlined design of play areas with aim for separation from neighbouring residential areas and provision of shade
- Described tiering of building to limit imposition on existing neighbouring dwellings

### **Council**

- Application assessment is nearing completion for reporting to panel, awaiting final internal referral (engineering)
- One RFI request outstanding with respect to bulky waste storage areas
- Advised Council generally satisfied with the provision of play spaces with respect to area and orientation, final assessment of privacy interaction with adjoining approved developments to be completed
- Exhibition period concluded, no submissions received

### **Chair**

- Sought detail from Council on whether the application is acceptable with respect to Council's play space requirements
- Noted the importance of provision of shaded outdoor play areas.

### **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.