

Record of Kick-Off Briefing

Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-412– Blacktown – SPP-22-00010 – 1 Mount Street, Mount Druitt
APPLICANT / OWNER	Blacktown City Council
APPLICATION TYPE	Construction of two indoor basketball courts with associated amenities, a lobby connection to the existing Kevin Betts Stadium, hardstand carpark area and associated landscaping.
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the Planning Systems SEPP: Council related development over \$5 million
KEY SEPP/LEP	SEPP (Resilience and Hazards) 2021 SEPP (Biodiversity and Conservation) Blacktown Local Environmental Plan 2015 Blacktown Development Control Plan 2015
CIV	\$11,603,711 (excluding GST)
BRIEFING DATE	2 March 2023

ATTENDEES

APPLICANT	Mark Owens, Matthew Sales, Rodrigo Castro-Penalva and Sven Ollmann
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Judith Portelli, Bertha Gunawan and Joanna Niedbala
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Jordan Clarkson and Sharon Edwards

DA LODGED: 7 December 2022

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: April 2023

ISSUES LIST

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

Applicant

- Provided description of proposed development, design and demand factors, location and context within the broader Mt Druitt Reserve Concept Masterplan and planning context.
- Work is underway to address drainage issues as advised by Council. Civil engineer has prepared response and will submit to Council shortly.
- Previous issues raised with respect to vegetation removal noted and attempts made to address. Arborist report shows that trees that are being removed are small and dispersed across site. Landscape architect has focused on replanting trees with better canopy coverage.

Council

- Internal referrals received, drainage is only issue raised, RFI sent to applicant to address, additional information to be provided by applicant imminently.
- Independent planner appointed to undertake assessment.
- Notification period concluded – no submissions.

Chair

- Queried use of reference image within presentation (stairs/ ramps combination) and sought clarification that this is not proposed as part of the development. Following confirmation that this was illustrative only the Chair recommended this image not be utilised given the design would present accessibility issues.
- Reiterated the importance of incorporation of trees into the design and selection of species to provide canopy coverage and shade opportunities.

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.