

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-483 – Blacktown – DA-23-00740 - 36 Garfield Road, West Richards
APPLICANT / OWNER	Applicant: Sakkara/The Trustee for 81 Riverstone Parade Unit Trust Owner: Riverstone Parade Pty Ltd. ATF 81 Riverstone Parade Unit Trust
APPLICATION TYPE	Integrated Development for site wide civil works comprising staged ground profiling including importation of approximately 3.9 million cubic meters of fill, vegetation removal, demolition of existing structures and ancillary works consisting of a temporary haulage road and stormwater infrastructure including drainage swales and sediment detention basins.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$83,809,836 (excluding GST)
BRIEFING DATE	31 August 2023

ATTENDEES

APPLICANT	David Simpson, Paul Grech, Chris Thomas, Mark Santoro
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh, Chris Quilkey
COUNCIL OFFICER	Jared Spies, Judith Portelli, Joanna Niedbala
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 10 July 2023 (52 days)

TENTATIVE PANEL BRIEFING DATE: To be determined in consultation with Council

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

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

Applicant

- The applicant provided a description of proposed development and site context.
- The site is located within the Riverstone West Precinct as prescribed by State Environmental Planning Policy (Precincts – Central River City) 2021. Amendments to the SEPP were gazetted in December of 2022 and primarily comprised amendments to the flood related development controls.
- For this application, Advisian undertook a comparison of the sitewide civil works design and the model used to support the SEPP amendments. Advisian has confirmed that the proposed civil works design is consistent with the site profile which was used as the basis for SEPP amendments in Dec 2022. The design complies with the site-specific development controls for land in the SEPP.
- Site preparation activities will be completed on a staged basis across the site, with development progressing generally from the north to the south of the Site, allowing for the continuing operation of the existing tenancies.
- There are items of heritage nearby Riverstone Station. The subject DA won't impact the heritage items which are unaffected by the proposed works. The applicant advised they are liaising with Council regarding the local heritage items and reiterated they are not being disturbed as a part of this application.
- The project has been set up to minimise impacts to Garfield Road, including the in-progress Denmark Link Road works. No construction traffic will be permitted to use the Garfield Road level crossing.
- It is anticipated by the applicant that the project will receive broad support from the community.
- The applicant noted its preference to provide management plans for noise, dust and vibration at the construction certificate phase.
- The applicant is of the understanding there is not a contamination issue at the site.
- The applicant advised that the majority of the site is Biodiversity certified, with a narrow strip uncertified, arising from a mapping error. The applicant advised that a BDAR is currently under preparation, with consultants waiting until spring to complete.

Council

- Council noted the high level of fill and earthworks associated with the application and advised it was unclear where the fill was being sourced from.
- Council had concerns with the loss of flood storage on the site and noted the site's history of flooding and flood detention management over the past three years.
- Council is still waiting on drainage and development engineering referral responses.
- Council noted there are local heritage items on the site. Council advised they've been liaising with the applicant and will require further information to be provided in this regard.
- Council noted site contamination and remediation were being considered and reiterated the need for information on the type of soil to be located on the site and if this triggers the requirement for a licence from the Environmental Protection Authority.

- Council has received comments from Sydney Trains and the gas authority who require further information.
- Council is still waiting on external referral responses from Department of Planning and Environment - Water, Sydney Water, State Emergency Service, Transport for NSW and Ampol.
- Once all internal and external referral responses are received a packaged request for information will be sent to the applicant.
- Notification will be in accordance with the requirements for integrated development once all the relevant information is received.

Panel

- The panel noted Council's concerns regarding flooding, flood water detention, the proposed extent of cut and fill and general significance of proposed major earthworks across the site.
- The panel noted that the application didn't appear to address any flooding impacts on the properties to the west, north or south of the site.
- The panel noted the potential impacts of noise, dust and vibration on the area and that a management plan would need to be in place to manage these issues. The panel observed that these matters are generally of concern to the community and should be presented for community consideration at the time of exhibition of the application and should not be put off to the construction certificate phase.
- The panel queried whether the site is biodiversity certified and whether a BDAR has been submitted for the proposal.
- The panel noted that if flooding closes Garfield Road, then appropriate traffic arrangements will need to be considered to ensure safe access to and from the site.
- The panel queried whether Council's heritage officer has been made aware of the application and whether they had comments on this matter.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant focus their efforts on facilitating amendments or providing additional information required by Council to allow them to complete their assessment.
- The panel anticipates requiring an interim briefing to receive an update on the assessment considering the scale of the application and its potential impact. Council are to liaise with the Secretariat to determine the best time for the briefing, allowing for more progression on Council's assessment of threshold issues before reconvening.

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.