

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 28 March 2024, 10:30am to 11:00am
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSCC-483 – Blacktown – DA-23-00740 - 36 Garfield Road, West Richards - 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.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), Steve Murray, David Ryan, Moninder Singh, Chris Quilkey
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Conroy, Jared Spies, Judith Portelli, Kirisha Turnbull
PLANNING PANELS SECRETARIAT	Kate McKinnon, Tim Mahoney

KEY ISSUES DISCUSSED

- Council outlined the Panel recent discussions with the Department of Planning, Housing and Industry (DPHI) regarding the application of Clause 3.27 of State Environmental Planning Policy (Precincts—Central River City) 2021 (SEPP) and the Riverstone West Precinct Development Control Plan (DCP).
- Through the course of their assessment of PPSSCC-483, Council have identified inconsistencies with respect to permissible flood impacts when applying the SEPP and the requirements of the DCP, which is a Departmental DCP (as opposed to a Council DCP).
- Council advised that the assessment of the application will continue whilst they seek resolution and direction with respect to the inconsistency between the SEPP and DCP from DPHI.
- The Panel noted Council's concerns and encouraged Council to progress their assessment and to clearly outline the issue, their assessment of it and the outcome within their assessment report which will be tabled with the Panel.