

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 12 June 2025, 10:30am to 11:30am
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,
APOLOGIES	Dorothy Del Villar
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Conroy, Judith Portelli, Sami Ahangari, Helen Budd, Alison Catherine Hewitt
APPLICANT	David Bedingfield, Callum Gracie, Paul Grech, Chris Thomas, Mark Santoro
PLANNING PANELS SECRETARIAT	Tim Mahoney

KEY ISSUES DISCUSSED

- The Panel held a meeting today with the applicant, Sakkara, and Blacktown Council to clarify the status of Council's assessment and outstanding matters requiring clarification
- At this meeting the Panel emphasised their key concern (related to the overarching SEPP objectives) being the overall level of risk associated with the application
- Council presented their understanding of four key issues, 2 of which related to flood modelling, which according to their independent advisor require further clarification
- Sakkara commented that the issues were insufficiently specific for them to respond to, and sought further clarification
- Agreed that Council will liaise with their advisor asap to be able to be more specific in their request to the applicant for further information
- In addition, it was agreed that requests for detailed design may be able to be addressed through conditions. Council advised that draft conditions had already been prepared, and that the applicant

has these in hand. Moreover, the Panel advised that the applicant is welcome to put forward their suggestions for wording for conditions where they believe these to be appropriate

- The applicant advised that they have already prepared work on some of the matters and will be able to provide a pack of supplementary information by COB Friday 13 June
- The applicant also requested a further meeting next week
- Council will seek to clarify their RFI asap
- The Panel noted that it meets weekly on Thursdays and that a further meeting will be arranged, either next week or at the earliest possible time with nominated panel representatives if the full Panel is unable to attend.