

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 19 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, Dorothy Del Villar
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Judith Portelli, Sami Ahangari, Jared Spies, Emily Dutton
APPLICANT	David Bedingfield, Callum Gracie, Paul Grech, Chris Thomas, Mark Santoro
PLANNING PANELS SECRETARIAT	Tim Mahoney

KEY ISSUES DISCUSSED

1. The Panel held a meeting today with the applicant, Sakkara, and Blacktown Council to receive an update on Council's assessment and outstanding matters to be submitted by the applicant
2. At this meeting Sakkara advised that they had already provided some of the supplementary information requested
3. Council updated the panel, noting that they had facilitated a meeting between their expert water / drainage engineering consultant and the applicant's equivalent consultant to further assist clarity across the outstanding issues. Supplementary information to clarify key concerns was requested at this meeting, which Sakkara undertook to provide
4. The Panel emphasised the very large size of the site and complexity of the application, which includes significant change in levels, and the critical importance of Council and the Panel being assured of safety in relation to potential flood and drainage matters

5. The Panel asked Council to advise of their readiness for completing the addenda to their report. Bearing in mind that this timeline is dependent on the availability of consultants as well as Council staff, the quality of the information submitted by the applicant, responses from the applicant to draft conditions as these are provided; the following **target** timeline was proposed:
 1. Applicant to submit supplementary information: 19 June
 2. Council to seek their expert consultant response by COB 23 June
 3. Council to commence finalisation of their report, including draft conditions, with a view to this being completed by the senior planner by COB 4 July
 4. Applicant to review and comment on draft conditions as these are made available, noting that disputes in this regard may require re-referral to internal or external experts
 5. Council to undertake their peer review of the final report by 11 July, report to then be submitted to the Panel for determination
 6. Panel to target 11 July for determination. Noted that determination will be by electronic circulation and that a further public meeting is not required.