

Record of Preliminary Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-503 – Blacktown– MOD-23-00564 – 971 Richmond Road, Marsden Park
APPLICANT / OWNER	Applicant: Insite Property Owner: IDP 971 Richmond Pty Ltd
APPLICATION TYPE	The proposed modification to SPP-20-00002 seeks to amend the following: Alter the way in which access to Grange Avenue will occur - noting an easement for access and construction purposes and a right of way has been prepared that facilitates access to Grange Avenue until such times as the adjoining property at 223 Grange Avenue is redeveloped and the ILP road is constructed formally and dedicated to Council & Changes to the physical works required at the intersection of Roads 2 and 3 including adjustment to the battering treatment to this intersection.
REGIONALLY SIGNIFICANT CRITERIA	S4.56 Modification Application
CIV	\$84,526,237 (excluding GST)
BRIEFING DATE	16 November 2023

ATTENDEES

APPLICANT	Joel Wood
PANEL	David Ryan (Acting Chair), Steve Murray, Moninder Singh, Chris Quilkey
COUNCIL OFFICER	Tamin Omar, Shakeeb Mushtaq, Thang Ma, Joanna Niedbala
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 16 October 2023 (31 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

David Ryan (Acting Chair) reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant outlined proposed modifications and amendments to the approved development and previously imposed conditions of consent.
- The applicant outlined the driver behind the proposed modification, including current reliance of the development on the co-operation of a neighbouring property who are unwilling at this stage to allow for a required easement over their property.

Council

- Council noted that a duplicate modification has been lodged with the L&E Court for the same amendments. Council has prepared the SOFAC and a S34 Conference is set down for the 31st of March 2024.
- Council advised that at this point it is their position that the original conditions be maintained and that the easement is required as per the approved scheme.
- Council advised that internal referrals have been made but not returned. External referrals are complete (no objections raised). An RFI may be raised.
- Notification yet to commence.

Panel

- The chair noted that it is the Panel's job to proceed to determine the application before it. The chair requested that the Panel be made aware of the ongoing status of the parallel court matter for general information only.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel may determine development in the form it is presented at or prior to 250 days.

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.