

BRIEFING DETAILS

BRIEFING/DATE/TIME	16 June 2020 1.30pm to 2.10pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-54 – SSP-19-00010 – Blacktown

108 Burdekin Road, Schofield

Staged subdivision to create 88 Torrens Title residential lots including construction of 24 abutting dwellings, civil works, landscaping.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) David Ryan Noni Ruker
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Council's representatives, Kathie Collins, Chris Quilkey, Moninder Singh and Kevin Gillies advised that they have a conflict of interest due to Blacktown City Council being the landowner. Susan Budd advised that as Council is the landowner, and the Mayor of Blacktown Council is a member of the Board of her employer, she has a conflict of interest.

OTHER ATTENDEES

COUNCIL STAFF	Glennys James, Judith Portelli, Sami Ahangari, Adam Hamawi and Peta Golla
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

The Panel noted that the purpose of the meeting was to discuss the two week progress report requested by the Panel at the time of the deferral of the application for **PPSSCC-54 – SSP-19-00010 – Blacktown, 108 Burdekin Road, Schofield**, where Landcom has proposed a demonstration project. The following key issues were discussed:

- The Panel queried the timeframe for engaging an independent urban design reviewer, and whether this could be expedited in any way. A number of matters were raised, including the tender threshold, number of respondents required, and time for tenderers to respond. Council staff advised that due to strict procurement requirements of Council, it was not possible for any of these factors to be amended, and the timeline was already being undertaken as rapidly as possible, noting that a substantial brief has been completed and is ready to transmit. The brief includes the Panel's statement of reasons for deferral.

- Council advised that the brief would be sent to prospective tenderers today. It was a condition of the procurement that respondents had not undertaken previous work for Landcom, in order to ensure independence. The Panel discussed a number of consultants on Council's Government Architect's pre-approved list, that may be suitable and who had potentially not worked for Landcom. It was agreed that Council should approach four prospective tenderers so as to have a greater chance of receiving a viable response.
- Council noted that the timing required to procure an independent reviewer indicated that the review was likely to commence on 29 June 2020, with a review report requested approximately 3 weeks after commencement.
- Panelists queried the local infrastructure contributions and how these were anticipated to change after 1 July 2020. The situation in this regard was clarified by Council, noting that there is some uncertainty regarding the extent to which contributions will increase due to the COVID situation.
- Panelists queried whether Landcom has the status of a Crown Authority. Council advised that Landcom is considered a property developer, and the development is not Crown development.
- The Panel queried the status of the waste investigations as required by the deferral, and were advised that these were proceeding well, and that recommendations would be available by the time that the independent urban design review would be completed.
- The Panel Chair requested that Council encourage Landcom to brief the Panel regarding any future demonstration sites, or complex or large proposals, prior to submission for approval. Similarly, Council is encouraged to brief the Panel in such situations.