

## Record of kick-off Briefing Meeting

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSSCC-273 – The Hills Shire Council – 130/2022/JPZ
<b>APPLICANT / OWNER</b>	Universal Property Group / Baranch Pty Ltd
<b>APPLICATION TYPE</b>	Development Application with Capital Investment Value > \$30M
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7, State and Regional Development SEPP 2011
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 State Environmental Planning Policy No. 55 - Remediation of Land Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997)
<b>CIV</b>	\$47,067,534.57 (excluding GST)
<b>SCHEDULED MEETING DATE</b>	19 August 2021

### REQUIRED ATTENDEES

<b>APPLICANT</b>	Vandana Vandana, Universal Property Group
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Cameron McKenzie, Group Manager Development and Compliance, Ben Hawkins, Manager Subdivision and Development Certification, Jacob Kiner, Senior Town Planner
<b>CASE MANAGER</b>	Alexandra Hafner

### OTHER ATTENDEES

<b>RSDA Team</b>	Sharon Edwards, Holly McCann
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## ISSUES DISCUSSED

- Exhibition is underway and closes on 3 September 2021. Council is yet to undertake a complete assessment of the application; 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 below.
- Council introduction to the proposal:
  - Small lot housing development and subdivision creating 198 residential lots and three residual lots subject to future applications for subdivision.
  - Demolition of existing site structures, dam dewatering, construction of new local roads and partial width reconstruction of Terry Road fronting the site in accordance with Indicative Layout Plan included with the Box Hill Growth Centre Precincts DCP.
  - Applicant purchasing small parcel of R3 zoned land from Council within 33 Terry Road. Council's General Manager provided owners consent on 18/08/2021.
  - Residue lot 198 contains the proposed temporary stormwater management basin required to manage runoff until the planned regional basin within the SP2 zoned part of 33 Terry Road is operational. Residue lots 199, 200 and 201 proposed due to future roads fronting these lots not yet constructed as part of Development Consent 1267/2020/ZA over 41 Terry Road to the north. Road construction required over 41 and 43 Terry Road to provide vehicular access to any planned development of these lots.
  - At this stage no variations to development standards from the SEPP have been identified by the applicant however the statement of environmental effects does not look to cover all relevant matters. Possible exceedance of draft maximum density identified by Council but not addressed in statement of environmental effects.
- Applicant introduction to the proposal:
  - Terry Road has connectivity to Windsor Road.
  - Site currently surrounded by low density residential and light rural farming area.
  - SEPP 2006 encourages redevelopment of this site with the R3 zoning allowing the construction of medium density development. Amalgamation of four allotments to one will allow for a response to market demands for housing diversity
  - Proposed development based on design principles including sustainability, safety, amenity etc.
  - Proposed density – 30dw/ha with 126 3bd dwellings, 66 4bd dwellings and five 5bd dwellings.
  - Reference made to Blacktown City Council example/ project by same developer.
  - Application documentation/ submission rushed due to resourcing issues.

## KEY ISSUES IDENTIFIED BY COUNCIL FOR CONSIDERATION

- Inadequacies in documentation (specifically plan detail like levels) presumably due to the application being rushed as noted by the applicant.
- DCP controls relating to earthworks, retaining walls and building design.
- Bulk earthworks, siting and cross sloping of the sites key. Architectural plans show retaining walls greater than 1m.
- Interface of 3 storey dwellings, windows, overlooking, amenity and outcomes of built form.
- Density with respect to the draft maximum: development appears to exceed draft maximum density and has not been addressed.

- Plans lacking level detail and information
- Panel chair noted design lays the foundation for area moving forward
- Design outcomes

## **REFERRALS REQUIRED**

### Internal

- All relevant internal referrals have been sent and remain outstanding (Engineering, Building, Landscaping, Environmental Health, Infrastructure and Transport Planning, Property, Waterways, Resource Recovery).

### External

- Natural Resources Access Regulator
- NSW Rural Fire Service
- Sydney Water

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- Exhibition period commenced on 5 August 2021 and ends on 3 September 2021.
- Two submissions from one neighbour: density. No other public interest to date.
- Site notice erected on the site on 5 August 2021. Application is nominated integrated development under Clause 4.46 of the EP&A Act 1979 and Section 89 of the EP&A Regulation 2000.

**TENTATIVE RFI SUBMISSION DATE** - Council staff will endeavour to provide at least a partial request for information within the stop the clock window (prior to 30 August 2021)

**TENTATIVE PANEL BRIEFING DATE** – 19 August 2021

**TENTATIVE PANEL DETERMINATION DATE** – 9 December 2021