

## RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-297– DA735/2017/JP/E – The Hills Shire Council 5-29 Kumbatine Crescent, North Kellyville
<b>APPLICANT / OWNER</b>	Vandana on behalf of ATF the Combined Projects Kellyville No 2 Trust, Combined Projects Kellyville No 2 Pty Ltd
<b>APPLICATION</b>	Section 4.55 (2) Modification to an approval for demolition of existing structures and construction of a multi dwelling housing development. The modification includes amendments to internal road levels, basement layout, unit floor levels and amendments to the approved drainage concept and associated conditions.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Section 123BA, Environmental Planning and Assessment Regulation, 2000
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Sydney Regional Growth Centre) 2006
<b>CIV</b>	\$26,616,025.00 (excluding GST)
<b>MEETING DATE</b>	19 November 2021

### ATTENDEES

<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL</b>	Cameron McKenzie, Paul Osborn, Robert Buckham
<b>APPLICANT</b>	Jason Pittman & Kim Pan, Bhavesh Taunk
<b>CASE MANAGER</b>	George Dojas
<b>RSDA TEAM</b>	Suzie Jattan & Sharon Edwards

## **ISSUES LIST**

- Summary of the Applicant's presentation:
  - Location, surrounding development and proposed modifications sought.
  - The approved protrusion above the building height standard is proposed to be reduced.
- Council discussion summary:
  - Public exhibition concluded on the 18 November 2021 with 6 submissions received.
  - Building height changes noted in the SEE will need to be clarified, at present it appears that the building height is proposed to be reduced from that which was originally proposed.
  - Clarification is sought from the Planning Panel Secretariat of whether the following is a trigger for referral to the Panel.
    - Modification to reduce the building height, however, the proposal is still more than a 10% variation to the building height development standard.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues to be considered to prepare their assessment recommendation.
- The application is yet to be considered by the entire Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within this Record.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- The applicant is to clarify the change in building height and amend the SEE accordingly.

## **REFERRALS REQUIRED**

### Internal

- Subdivision/engineering referral

**RFI SUBMISSION DATE** – Council to advise the Planning Panels Secretariat within 7 days of an RFI issued to the Applicant.

## **TENTATIVE PANEL BRIEFING DATE**

- **February 2022**

## **TENTATIVE PANEL DETERMINATION DATE**

- **April 2022**