

RSDA Kick-Off Record of Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-311 – The Hills - 866/2022/JP - 2-22 Larol Crescent and 44-48 Carramar Road, Castle Hill
APPLICANT / OWNER	Gannon Cuneo On behalf of : Nathan Kong, Gong Ping Xiao, Toni Farlow, Andrew Farlow, Rachel Ann Schirripa, Nicholas Siafakas, Diane Flanders, Simon Fland, Theresa Potter, Roy Potter, John Cao, ZiHao Liu, Fanzuan Jiang, Wen Ye, Helen Griffith, Elke Banicevi, Jason Banicevi, Wei Liu, Erica Elkass, Ziad Elkass, Kevin Da Yu Cao
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development) 2001, Schedule 7, Clause 2
KEY SEPP/LEP	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development The Hills Local Environmental Plan 2019
CIV	\$45,540,812.79
MEETING DATE	21 December 2021

ATTENDEES

APPLICANT	Gannon Cuneo – Mecone Adam Coburn – Mecone Lewis Pang - PTW Michael Gee – CV Aus Simon Parsons – PTW Luise Palmer - PTW
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Cameron McKenzie and Paul Osborne
PLANNING PANELS SECRETARIAT	George Dojas and Cameron Brooks

ISSUES

- Introductions
- Applicant summary
 - Key challenges:
 - Location of site at the edge of the city centre, mediating between existing low-density homes to the west and newer, larger developments to the east
 - steep topography
 - flooding (to the south and south east corner)
 - built form design developed in response to the location with attempt to achieve a recognisable 'address' for each unit
 - garden split in two, with part of the garden including a publicly accessible pedestrian through-route.
- Council summary
 - Waste management issues noted
 - Council still in review phase.
- Public Exhibition
 - Exhibition date 7/12/2021 – 18/01/2022
 - 1 submission received so far.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will consider in order to draft their recommendation.

REFERRALS

INTERNAL

- Traffic, engineering, waste, environmental health, trees, landscaping, Section 7.11 contributions, and LIS.

EXTERNAL

- Endeavour Energy and Sydney Water.

RFI SUBMISSION DATE – Council has advised that an STC letter had been issued on 17 December 2021.

TENTATIVE PANEL BRIEFING DATE – 17 March 2022

TENTATIVE PANEL DETERMINATION MEETING DATE – 19 May 2022