

DETAILS OF SITE INSPECTION

DATE	Wednesday, 27 April 2022, 10.00am – 11:30am
LOCATION	55 Coonara Avenue, West Pennant Hills

SUBJECT MATTER(S)

PPSSCC-313 – The Hills - 859/2022/JP - 55 Coonara Avenue, West Pennant Hills

Integrated Housing Development comprising the Torrens title subdivision and construction of 61 attached and detached dwellings

PPSSCC-314 – The Hills - 860/2022/JP - 55 Coonara Avenue, West Pennant Hills

Concept Development Application for 418 dwellings, comprising 252 apartments and 166 dwelling houses including civil works comprising new roads, earthworks, stormwater and services infrastructure

PPSSCC-315 – The Hills - 861/2022/JP - 55 Coonara Avenue, West Pennant Hills

Construction of Four Residential Flat Buildings containing a total of 252 Units and Basement Car Parking

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), David Ryan, Roberta Ryan (via Zoom)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cameron McKenzie, Paul Osborne
APPLICANT	Adrian Checchin, Mirvac, Development Director, Robert Malcom, Mirvac, Senior Development Manager, Hugh Halliwell, Mecone, Consultant Planner

Record of site inspection

- The Applicant provided an outline of matters as presented at the Kick-off Briefing presentation, noting however that several changes were being required of the plans due to feedback received relating to the following matters among others:
 - The observed presence of powerful owls within the site and site context.
 - Identification of a corpse of significant trees.
- Also noted that several applications related to the site were currently underway, some of which will be determined by the Local Planning Panel e.g. subdivision application plans.

- Panel members together with the applicant walked the existing ring road of the site, stopping to sight the grassed open space area and adjoining plant nursery.
- The Panel noted the following matters as key:
 - Proximity to existing housing along Coonara Avenue, in particular housing opposite to the site and housing adjacent to the site.
 - Steeply sloping site topography.
 - Existing buildings (previously the IBM campus buildings) to be demolished.
 - The extent of 'bunker'-type basements beneath existing buildings, which extend to bedrock. These basements were discussed but not sighted due to safety considerations.
 - Forested areas, including areas where weeds proliferate and regeneration is required.
- The Panel observed that it will be necessary to open the public meeting by clarifying development applications that are currently 'live' which relate to the site and confirming the application that will be determined on the day. It was suggested that Council should outline the active DA's and status of each at the beginning of the meeting following the Chair's opening statement.
- On concluding the site visit it was noted that the current target determination date of May 2022 may need to be shifted to around July 2022 due to the complexity of issues related to the site and the potential need for re-notification of revised plans.

COONARA AVE



APPROXIMATE
MEETING
POINT &
START OF
SITE VISIT