**Memo**

**Sydney Central City Planning Panel**

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| **Subject:** | DA 860/2022/JP (PPSSCC-314) – Concept Development Application for 417 dwellings, comprising 252 apartments and 165 dwelling houses including civil works comprising new roads, earthworks, stormwater and services infrastructure |
| **Site:** | 55 Coonara Avenue, West Pennant Hills  |
| **Date:****From:** | 24 October 2022Sanda Watts, Development Assessment Co-ordinatorThe Hills Shire Council |

The purpose of this memo is to advise the Sydney Central City Planning Panel of Council Officer’s recommended changes to a draft condition in the Council Assessment Report distributed to the Panel on Monday 17 October 2022.

The Applicant has requested changes to Condition No. 3 of DA 860/2022/JP. This request was received after the Council Assessment report was distributed to the Panel.

The additional text requested by the applicant is shown in blue below:

**3. Determination of Future Development Applications**

Approval is granted for the proposed Concept Development Application in accordance with the plans and details provided with the application to provide guidance for future development of the site. In accordance with section 4.22(1) of the Environmental Planning and Assessment Act all development  (other than the approved civil works in this consent) under the concept development application shall be subject of future development application(s). The determination of future development application(s) are to be generally consistent with the terms of the development consent.

**Comment**: Although Council staff feel that this amendment is not necessary, Council staff raise no objection to the amended Condition No. 3 noted above.