

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-313 – The Hills - 859/2022/JP - 55 Coonara Avenue, West Pennant Hills PPSSCC-314 – The Hills - 860/2022/JP - 55 Coonara Avenue, West Pennant Hills PPSSCC-315 – The Hills - 861/2022/JP - 55 Coonara Avenue, West Pennant Hills
APPLICANT / OWNER	Hugh Halliwell on behalf of Mirvac Projects (Retail and Commercial) Pty Ltd
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 2
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Draft State Environmental Planning Policy (Housing) 2021 The Hills Local Environmental Plan 2019
CIV	\$37,882,900.00 (excl GST) – PPSSCC-313 \$289,015,912.00 (excl GST) – PPSSCC-314 \$150,042,400.00 (excl GST) – PPSSCC-315
MEETING DATE	21 December 2021

ATTENDEES

APPLICANT	Stuart Allen – Mirvac Adrian Checcin – Mirvac David Hirst – Mirvac Georgia Sedgmen – Mecone Christopher Lam – Mirvac Katrina Torresan - Mirvac
PANEL CHAIR	Abigail Goldberg
COUNCIL	Cameron McKenzie, Paul Osborne and Sanda Watts
PLANNING PANELS SECRETARIAT	George Dojas and Cameron Brooks

ISSUES

- Introductions
- Applicant summary
 - History and planning recap
 - Location, surrounding development, and proposed modifications. No contamination believed to be on site, no geo-technical issues on site.
 - Review of concept plan changes and current master plan.
 - Advised 2 meetings so far with DEP and the proposal has been altered with regards to their comments.
 - Federal government has confirmed that it is not a controlled activity.
 - Tree replacement, biodiversity, and E2 Land review
 - Key challenge is steepness of site resulting from previous IBM excavations as well as pre-existing topography.
 - Building heights in some sections are difficult to achieve due to the previous IBM excavations, leading to non-compliances.
- Public Exhibition
 - Comes off exhibition 7/02/2022, currently approximately 30 submissions.
- Next steps
 - The Panel Secretariat will arrange a 'mid-way' Briefing with the whole Panel.
 - Once exhibition has closed and the Council assessment is complete, the Panel Secretariat will organise a public meeting as there are more than 10 submissions.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Tree removal and potential development impacts on biodiversity / ecology.
- Height of apartments due to the previous IBM excavations leading to non-compliances.
- Minimum lot sizes.
- Compliance with apartment sizes in response to ADG rather than Council guidelines.

REFERRALS

INTERNAL

- Engineering, Traffic, Health, Ecology, Landscape, Trees, Contributions, Waste, LIS, and Heritage.

EXTERNAL

- NSW RFS, Sydney Water, Endeavour Energy, Forest Corporation NSW, Transport for NSW, and Sydney Metro

RFI SUBMISSION DATE - Issued 23 December 2021.

TENTATIVE PANEL BRIEFING DATE - 17 March 2022

TENTATIVE PANEL DETERMINATION DATE - 19 May 2022.