

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	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
<b>APPLICANT / OWNER</b>	Hugh Halliwell on behalf of Mirvac Projects (Retail and Commercial) Pty Ltd
<b>APPLICATION TYPE</b>	Capital Investment Value > \$30M
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 2
<b>KEY SEPP/LEP</b>	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
<b>CIV</b>	\$37,882,900.00 (excl GST) – PPSSCC-313  \$289,015,912.00 (excl GST) – PPSSCC-314  \$150,042,400.00 (excl GST) – PPSSCC-315
<b>MEETING DATE</b>	21 December 2021

### ATTENDEES

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