

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 17 March 2022, 10.30am and 11.30am
LOCATION	Microsoft Teams (Teleconference)

BRIEFING MATTERS

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
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cameron McKenzie, Paul Osborne, Cynthia Dugan
APPLICANT	Adrian Checchin, Stuart Allen, Dean Davies, Christopher Lam, Georgia Sedgmen, Katrina Torresan, David Hirst
PLANNING PANEL SECRETARIAT	George Dojas, Sharon Edwards

KEY ISSUES DISCUSSED

- Confirmed that there are three inter-related development applications under consideration. Noted that the site is complexified by its previous use as a campus for IBM offices, and that the topography is steeply sloped
- Noted that both internal and external referrals are being coordinated by Council, and that these are generally being received timeously, with the applicant kept updated. Referrals of key importance include ecological, landscape, tree, heritage and engineering feedback.
- The applicant observed that they are considering where amendments may be required but that they are waiting on key referrals to be considered prior to submitting amended plans (if needed).
- Council advised that between 600 to 700 submissions have been received regarding *each* development application. As such, a public meeting will be required prior to determination.
- Council noted that a VPA which was separate to each development application, albeit related to the proposal overall, would be put to Council on 22 March 2022. If supported by Council, the VPA will be required to be placed on exhibition for 28 days before being further considered.

Planning Panels Secretariat

- The Panel's opinion was sought as to whether the development applications could proceed to determination should the VPA not be finalised.
- The Panel considered this matter *in camera*, and agreed to take up the applicant's offer for legal advice in this regard, noting that the matter was procedural as well as relevant to potential Conditions of Consent. Further noted that the Panel, or Council, may independently seek further legal advice.
- Noting the complexity of the site, the Panel discussed the need for a site visit. The logistics regarding this are to be further investigated by the Panel Secretariat.
- Noting the high level of public interest, the Panel discussed the option of a public briefing, which could be held in person (with online connection available) prior to the determination. The logistics of this options are to be further investigated by the Panel Secretariat.
- The determination meeting is likely to be held online.
- The Secretariat will provide guidance on the standard timing for speakers and procedural protocols for both the determination meeting and a public briefing, should the latter proceed.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 19 MAY 2022