

DETAILS OF SITE INSPECTION

DATE	Thursday, 13 October 2022 - 10.00am – 12:00pm
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	Brian Kirk, Robert Buckham, Jarrod Murphy
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sanda Watts and Paul Osborne
APPLICANT	<u>Mirvac</u> : Adrian Checchin, Dean Davies, Robert Malcolm <u>Mecone</u> : Georgia Sedgmen (Consultant Planner)

Record of site inspection

- The Applicant and its Consultant Planner organised and conducted the site inspection in very much the same manner as for the Panel members on 27 April 2022, except that BK, RB and JM had the benefit of being briefed on the most recent and updated information submitted as part of these applications.
- A PowerPoint presentation was given by the Applicant prior to walking the site to provide background and introduce the project. There was a brief question and answer session. Matters discussed included:
 - The history of the site

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- The design philosophy adopted by the applicant
 - Site constraints and opportunities; including locational context, land ownership, topography and flora and fauna
 - The calculation of height of buildings for the purposes of the Applicant's clause 4.6 request
 - The layout of apartments and the question of intertenancy acoustic privacy considering the guidelines provided by Part 4H of the ADG
 - The status of VPAs over the site.
- A walking tour of the site followed. The route along the existing perimeter road was the same taken on 27 April 2022. The principal point of difference from the April site visit is that demolition of all existing buildings is now well underway.
 - Council stated that the Assessment Report for these applications was to be finalised that day (13 October 2022). A Determination meeting is scheduled for the 27 October 2022.