

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-319 - DA 694/2017/JP/B – The Hills Shire - 7-9 Terry Road, Box Hill (Lot 1139B&C DP10157)
APPLICANT / OWNER	Applicant – Vandana Vandana - UPG 184 Pty Ltd Owners - MOORE UNITED GROUP PTY LTD
APPLICATION TYPE	Section 4.55 (2) Modification to an Approved Residential Flat Building Development
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
KEY SEPP/LEP	State Environmental Planning Policy – Sydney Region Growth Centres 2006 State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (BASIX) State Environmental Planning Policy No.55 Remediation of Land State Environmental Planning Policy – Sydney Harbour Catchment State Environmental Planning Policy No.20 – Hawkesbury Nepean River
CIV	\$13,776,017.40 (excluding GST)
BRIEFING DATE	17 March 2022

ATTENDEES

APPLICANT	Kathy Davies, Dat Phat, Kim Chai Tan, Brad Delapierre
PANEL CHAIR	David Ryan
COUNCIL OFFICER	Eamon Murphy, Cameron McKenzie and Paul Osborne
PLANNING PANELS SECRETARIAT	George Dojas, Alexandra Hafner and Cameron Brooks

RFI SUBMISSION DATE: Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued.

TENTATIVE PANEL BRIEFING DATE: 16 June 2022

TENTATIVE PANEL DETERMINATION DATE: 27 October 2022

ITEMS DISCUSSED

- Introduction.
- Applicant summary:
 - Technical amendments include increase to number of apartments and change to the unit mix, increase to FSR and increase to height of building (to comply with floor to floor levels of the BCA).
 - Introduction of roof terraces also.
 - Form remains fundamentally the same with simplification of external configuration.
- Council summary:
 - Notification completed with nil submissions received.
 - Minor issues relating to the bin storage room, an updated materials schedule, Plantings Plan to support the submitted Landscape Plan.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The Panel will consider Councils assessment to confirm there is proper planning justification to support the variation to height of building under the applicable LEP.

REFERRALS

Internal

- Resource Recovery
- Environmental Health
- Engineering
- Contributions
- LIS (Numbering)
- Landscaping/Trees
- Traffic