

RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-326 – The Hills Shire Council - 988/2022/JPZ - 3 Andalusian Way Castle Hill 2154
APPLICANT / OWNER	Katrina Lim / Sydney Metro
APPLICATION TYPE	CIV > \$5M - Crown Development
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 4
KEY SEPP/LEP	State Environmental Planning Policy 55 - Remediation of Land. The Hills Local Environmental Plan 2019
CIV	\$7,438,803.00 (excluding GST)
MEETING DATE	10 February 2022

ATTENDEES

APPLICANT	Katrina Lim, Landcom
PANEL CHAIR	Abigail Goldberg
COUNCIL	Cameron McKenzie, Benjamin Hawkins, Jacob Kiner, Craig Hopfe
PLANNING PANELS SECRETARIAT	George Dojas, Alexandra Hafner

DA LODGED: 21 December 2021

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

TENTATIVE PANEL BRIEFING DATE: 28 April 2022

TENTATIVE PANEL DETERMINATION DATE: 25 August 2022

ITEMS DISCUSSED

- Introductions.
- Applicant summary:
 - Site is located within the Hills Showground Station Precinct and nominated as a future mixed-use local centre as part of the North West Rail Link Corridor Strategy.
 - The proposal seeks consent for subdivision works, including construction of a local road, and public domain works including a new neighbourhood park, public art and landscaping to the new road. The public domain lots will be handed to Council for ownership and ongoing maintenance.
 - A modification to the concept masterplan was lodged in 2021 to DPE to reduce the size of the park and change the one-way section of the internal road to two ways, upon receipt of advice from TfNSW.
 - Site investigations included consultation and broad community engagement in August 2021.
- Council summary:
 - Discussions previously held with Council's landscaping team regarding the park design and maintenance requirements.
 - Timing of handover of the park and mechanism to do so.
 - Subdivision works subject to an existing SSD application. The civil component is currently under assessment by Council's engineering team.
- Public exhibition is underway. Nil submissions received to date. Electronic determination possible, depending on total number of submissions.
- 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.
- Initial Request for Additional Information issued 7 February 2022 relating to TfNSW, Sydney Metro, Council's Open Space and Recreation team and Planning comments. Further information may be requested upon completion of outstanding referrals.
- Application is reliant on the approval of the modification to the Concept SSDA application.
- 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

- Timing of the dedication to be discussed further. No VPA yet.

REFERRALS

Internal

- Engineering, traffic, landscape and tree management referrals outstanding.

External

- TfNSW and Sydney Metro who have requested additional information.
- TfNSW have raised concern with regards to road design/ traffic safety and the proposed shared zone.
- Sydney Metro have requested additional information to ascertain any impacts to the Metro network/ tunnels underneath the site.