

RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-333 – The Hills Shire Council - 1021/2022/JPZ - 67 Windsor Road Norwest 2153, 65 Windsor Road Norwest 2153
APPLICANT / OWNER	Shane Harding / Sophia Karis, George Karis, Susan Whelan, Peter Whelan
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 2
KEY SEPP/LEP	State Environmental Planning Policy No 19 - Bushland in Urban Areas State Environmental Planning Policy 55 - Remediation of Land. State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Concurrences) 2018 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 The Hills Local Environmental Plan 2019
CIV	\$30,933,891.80 (excluding GST)
MEETING DATE	10 February 2022

ATTENDEES

APPLICANT	Shane Harding, Property Developer, Landen Property Vince Stivala, Senior Project Manager, A & N Design Sydney Tessa Kore, Assistant Project Manager, Orion Consulting Andrew Liptrott, Senior Project Manager, Orion Consulting James Gibbeson, Senior Planning Officer, Orion Consulting
PANEL CHAIR	Abigail Goldberg
COUNCIL	Cameron McKenzie, Benjamin Hawkins, Craig Hopfe, Natalie Kastoun
PLANNING PANELS SECRETARIAT	George Dojas, Alexandra Hafner

DA LODGED: 24 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: 18 August 2022

TENTATIVE PANEL DETERMINATION DATE: 25 August 2022

ITEMS DISCUSSED

- Introductions.
- Applicant summary:
 - The proposal seeks consent for the subdivision of two (2) parcels of land into 54 residential community title lots, construction of 54 dwellings and utilities servicing.
 - Currently used for residential purposes and largely devoid of vegetation with the exception of a small portion of Cumberland Plain Woodland.
 - Pre-DA held with Council.
 - Biodiversity offset are required in relation to the Cumberland Plain Woodland.
 - European heritage requirements also identified.
 - Application is accompanied by clause 4.6 submission seeking to vary maximum building heights permitted by the LEP (maximum 4.9% variation to height).
- Council summary.
- Exhibition ended on 7 February 2022. One (1) submission was received relating to traffic generation and medium density development.
- 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

- Ecology impacts and biodiversity offsets relating to clearing of all vegetation, in particular Cumberland Plain Woodland. The proposed methodologies do not yet meet standards relating to BDAR. Should trees be required to be retained, the proposal may require a re-design.
- Insufficient information submitted regarding to building heights and related impacts.
- Clarification sought on zero lot lines and 'detached' dwellings.

REFERRALS

Internal

- Planning;
- Engineering;
- Resource Recovery;
- Environmental Health;
- Ecology; and
- Landscape Management

External

- Roads and Maritime Service (RMS); and
- Sydney Water.