

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-337 - DA1103/2022/JP – The Hills Shire - 277 & 279 Annangrove Road, Rouse Hill
APPLICANT / OWNER	Applicant – Aaron Sutherland Owner - Alfonso Messina
APPLICATION TYPE	Concept Development Application and Stage 1 works for site and road layout of a mixed-use development comprising of commercial and light industrial uses ranging from 2 to 5 storeys and Torrens Title subdivision into six lots. Stage 1 comprises of 58 light industrial units and associated infrastructure.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy No.55 - Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy Precincts – Central River City 2021
CIV	\$141,570,760.00
BRIEFING DATE	17 March 2022

ATTENDEES

APPLICANT	Aaron Sutherland, Peter Munnings, Mark Hitchcock, Jeremy Kim
PANEL CHAIR	David Ryan (Acting)
COUNCIL OFFICER	Kristine McKenzie and Paul Osborne
PLANNING PANELS SECRETARIAT	George Dojas, Alexandra Hafner and Cameron Brooks

DA LODGED: 21 January 2022

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

TENTATIVE PANEL BRIEFING DATE: 7 April 2022

TENTATIVE PANEL DETERMINATION DATE: 21 July 2022

ITEMS DISCUSSED

- Introductions.
- Applicant summary:
 - SEPP (Sydney Regional Growth Centres) applicable at the time of DA lodgement. The site is located within a B6 corridor and on the north-western side of Annangrove Road. 18m height control and 1:1 FSR. The site adjoins bushfire prone land. The site is predominantly clear with perimeter trees and planting, which will be removed with a new landscape regime across the site.
 - The DA seeks consent for a combined concept application and Stage 1 and six lot subdivision of the development, which will provide clarity on the distribution of FSR across the site.
 - The proposal is driven by the desire to provide an active street frontage to Annangrove Road with various connections through the commercial development and into the industrial.
 - The proposal will include communal open space with landscaping integrated throughout the site.
- Council summary:
 - Notification has completed. One (1) submission was received regarding traffic impact, safety at the intersection of Outback Street and the potential for shortcuts through the site to Annangrove Road.
 - Council's DCP requires a 20m setback to residential areas. The proposed northern building fronting Outback Street does not comply with this provision as the applicant seeks a 7m setback with a justification submitted. Council holds concerns with the justification.
 - Council's DCP parking requirements are not satisfactorily met with justification sought by the applicant.
- The Panel Chair observed that since this was one of the first developments along this greenfields business corridor, it would likely create a precedent for future developments. As such, the Panel would expect any justification of the variations to setbacks and parking to address not just this site but potential implications if the variations were to be replicated across the rest of the corridor, especially on those sites adjoining residential properties.
- The Chair also requested clarification of public road construction and access issues associated with the 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 ITEMS FOR CONSIDERATION

- Variation to setback to residential developments and car parking rates.

REFERRALS

Internal

- Traffic (awaiting comment)

External

- TfNSW
- Castle Hill LAC