

**Record of Kick-Off Briefing  
Sydney Central City Planning Panel**

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-338 and PPSSCC-339 - The Hills Shire - 7, 9, 11, 13, 15, 17, 19, 21, 23 Cadman Crescent, Castle and 18, 20, 1 22, 2 22, 24 Hughes Avenue, Castle Hill
<b>APPLICANT / OWNER</b>	Applicant – Erin Crane Owners - J & G Maiolo, S W Kim, R Beeldman, C Fernando, T & A Matic M Stevenson, L Xu L Tao, V & M Tangonan, V & E Chan, J Berger, M & D Lincoln, S & B Merhi, GAVLAD Property, C Gao, K & M Root
<b>APPLICATION TYPE</b>	Residential flat building development, Demolition of Existing Structures and Construction of a Residential Flat Building Development containing 255 units within Five Residential Flat Buildings. Concept Development Application for a Residential Flat Building Development and a Neighbourhood Shop.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No.55 - Remediation of Land State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development The Hills Local Environmental Plan 2019
<b>CIV</b>	\$85,490,156.00 (excluding GST)
<b>BRIEFING DATE</b>	17 March 2022

**ATTENDEES**

<b>APPLICANT</b>	Erin Crane, Adam Coburn, Liam Hancock, Paul Miron, Zhanna Miron, George Tisseverasinghe
<b>PANEL CHAIR</b>	David Ryan
<b>COUNCIL OFFICER</b>	Cynthia Dugan, Paul Osborne
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	George Dojas and Cameron Brooks

**DA LODGED:** 25 January 2022

**TENTATIVE PANEL BRIEFING DATE:** 28 April 2022

**TENTATIVE PANEL DETERMINATION DATE:** 28 July 2022 (electronic determination)

## **ISSUES LIST**

- Introduction
- Applicant Summary:
  - Brief overview of the subject site, zoning, current proposal and background of original Concept DA and DA history.
  - Current proposal will provide a detailed DA to resolve previous DRP issues. New DRP meeting scheduled for Wednesday 23 March 2022.
  - RFI has been received but applicant is waiting on comments from DRP before responding.
  - Key design amendments include building height, increased articulation, building indents, street interface and increased setbacks.
  - Key issues being maximum height (15.4% variation), increase in dwelling cap (from 228 to 255), FSR and GFA. Proposed shadowing impact considered negligible compared with approved Concept DA.
- Council Summary:
  - Council will be awaiting comments from DRP scheduled Wednesday 23 March 2022.
  - No submissions have been received.
  - Traffic engineering comments only internal referral outstanding.
  - Councils notes the current proposal is substantially different from concept DA and, if approved, will override the original DA.
  - Key issue being condition 3 (dwelling cap limit of 228) which was previously imposed by the panel in the approved DA. The dwelling cap is important in allowing council to take note of the number dwellings being provided with each development in the show grounds (limit of 5,000 units).
- Panel Summary:
  - Chair noted the reduction in the deep soil zone area and solar access to communal open space compared to the current consent and sought clarification of “amending DA” to the current consent.
- 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.

## **REFERRALS REQUIRED**

### Internal (PPSSCC-338)

- Engineering
- Resource Recovery
- Land and Spatial Information
- Landscaping
- Environmental Health
- Traffic

- Section 7.11

External (PPSSCC-338)

- Endeavour Energy
- Sydney Water
- NSW Police

Internal (PPSSCC-339)

- Engineering
- Resource Recovery
- Landscaping
- Traffic

External (PPSSCC-339)

- Endeavour Energy
- Sydney Water