

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-341 - DA 736/2017/JP/B – The Hills Shire - 104 Fairway Drive, Norwest
APPLICANT / OWNER	Applicant – Greg Dowling Owners - SH Orchards Pty Limited
APPLICATION TYPE	Section 4.55 (2) Modification to an approved concept masterplan encompassing 10 buildings with a total of 1,300 dwellings, associated car parking, neighbourhood shops, fitness centre, civil works, internal roads and landscaping - changes to building height in Stage 4.
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
KEY SEPP/LEP	State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development The Hills Local Environmental Plan 2012
CIV	\$0.00
BRIEFING DATE	17 March 2022

ATTENDEES

APPLICANT	Greg Dowling, Peter Valleau, Daniel Rainone, George Gesouras, Julian Venning
PANEL CHAIR	David Ryan
COUNCIL OFFICER	Robert Buckham
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	George Dojas and Cameron Brooks

DA LODGED: 02 February 2022

TENTATIVE PANEL BRIEFING DATE: 12 May 2022

TENTATIVE PANEL DETERMINATION DATE: 21 July 2022

ISSUES LIST

- Applicant Summary:
 - Applicant provided a summary of the proposal including the background, subject site, and approved Concept Plan.
 - Applicant seeking to confirm the use of a s4.55 Modification is acceptable.
 - Lodging a stage 4 DA shortly to test the proposed height changes.
 - Also seeking feedback on any issues associated with a future 4.6 variation that will be triggered by that DA (but not the current modification application)>
- Council Summary:
 - Noted general support from Design Excellence Panel for the proposal.
 - Notification concluded on the 1 March 2022. 6 submissions received concerning traffic and parking issues, overshadowing, height variation and the use of s4.55 Modification.
 - Key issue being the significant height variation and the use of s4.55 Modification. Council has legal advice from the applicant and is currently reviewing this.
- Panel Chair Summary
 - Panel Chair considered that it may be open to the Panel to form a view that the application falls within the ambit of s.4.55. However, this will require more detailed assessment than is possible at the briefing. He therefore requests that Council undertakes a review and provides preliminary advice to the Panel on this specific issue at the earliest opportunity to ensure that no procedural issues are raised at a subsequent determination meeting.
 - On the issue of the height variation, since the current application does not require a 4.6 variation, no procedural issues arise. The acceptability of the proposed height is rely on the planning justification provided and Council's assessment in the context of all relevant matters and in consideration of any valid submissions made.
- Council is yet to undertake its full 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.