

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-355 – The Hills Shire – 1625/2022/JP – 34 Terry Road, Box Hill
APPLICANT / OWNER	Universal Property Group Pty Ltd
APPLICATION TYPE	Residential Flat Building Development Containing a Total of 637 Units
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: General development over \$30 million
KEY SEPP/LEP	SEPP (RESILIENCE AND HAZARDS) 2021 SEPP (BIODIVERSITY AND CONSERVATION) 2021 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021 SEPP No.65 SEPP (PRECINCTS – CENTRAL RIVER CITY) 2021 THE HILLS LEP 2019
CIV	\$163,139,465.00 (excluding GST)
BRIEFING DATE	30 June 2022

ATTENDEES

APPLICANT	Boris Aguilar, Shivani Koyyada, Brad Delapierre, Pratima Desai
PANEL	Abigail Goldberg (Chair), Roberta Ryan, Megan Munari, Janelle Atkins
COUNCIL OFFICER	Eamon Murphy, Cameron McKenzie
APOLOGIES	Paul Osborne
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Cameron Brooks

Applicant presentation

- Background, site location, planning history and proposal summary.
- Clause 4.6 variation to building height, FSR and DCP layout.

Council presentation

- Sent letter to applicant regarding landscaping and waste issues.
- Notification period complete. 1 submission received regarding bulk, scale, parking and traffic implications.
- Engineering issues relating to roads and circulation still to be resolved.
- No design review process applicable to site.
- Applicant to submit new 'unlocked' set of plans.
- Applicant is seeking variations to building height, FSR and DCP layout.
- Key issues:
 - Design, height and FSR.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Panel expressed strong concerns regarding:

- Road layout and circulation including changes to DCP.
- Parking and traffic.
- Building design, massing, scale and articulation.
- Amenity impact including an optimal response to the ADG.
- Solar access.
- Impact on surrounding character proposed in the DCP as well as interface with the public domain.
- Social implications of the design including aspects such as communal space, internal layout of corridors, proposed design for lobbies and number of lifts.
- Justification of 4.6 variations particularly as these include both height and FSR.

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.

TENTATIVE PANEL BRIEFING DATE: 17 November 2022

TENTATIVE PANEL DETERMINATION DATE: 16 February 2023