

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-357 – The Hills Shire – 1799/2022/JP – 11-19 Yattenden Crescent, Baulkham Hills
APPLICANT	Universal Property Group Pty Ltd
APPLICATION TYPE	Demolition of Existing Structures and Construction of a Residential Flat Building Development containing 51 Units (Infill Affordable Housing) under the Provisions of SEPP Housing 2021
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: Private infrastructure and community facilities over \$5 million
KEY SEPP/LEP	SEPP (TRANSPORT AND INFRASTRUCTURE) 2021 SEPP (BIODIVERSITY AND CONSERVATION) 2021 SEPP (RESILIENCE AND HAZARDS) 2021 SEPP (HOUSING) 2021 SEPP NO. 65 THE HILLS LEP 2019
CIV	\$11,938,636.36 (excluding GST)
BRIEFING DATE	30 June 2022

ATTENDEES

APPLICANT	Shivani Koyyada, Pratima Desai, James Grant, Brad Delapierre, Dat Phan
PANEL	Abigail Goldberg (Chair), Roberta Ryan, Megan Munari, Robert Buckham,
COUNCIL OFFICER	Claro Patag, Paul Osborne, Cameron McKenzie
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Cameron Brooks

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Applicant presentation

- Background, site location, planning history and proposal summary.
- Management and distribution of affordable housing.
- Adaptable units.
- Generally compliant with ADG (setback infringement).

Council presentation

- Notification period complete. 3 submission received.
- Key issues:
 - Clause 4.6 variation for building height.
 - ADG building separation.
 - Building length DCP departure.
 - Maximum number of stories DCP departure.

Panel key issues

- Building length is a significant departure from DCP and an unusual outcome for a residential building.
- Affordable housing manager is still to be confirmed. The Panel expressed concern regarding the design of proposed affordable units as well as the concentration on the ground floor.
- Communal space does not all appear usable and large areas of the ground floor are south facing.
- Interface and access between apartments and the communal open space on the roof is unclear. Landscaping of the communal space is required.
- ADG compliance is strongly encouraged. Solar access to be confirmed.
- Design of internal layout, particularly the ground floor, split level units is considered to be suboptimal.

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 DETERMINATION DATE 22 September 2022