

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-358 – The Hills Shire – 318/2021/JP/A – U 1 40 Civic Way, Rouse Hill
<b>APPLICANT / OWNER</b>	Creative Planning Solutions Pty Limited/Link Wentworth Housing Limited
<b>APPLICATION TYPE</b>	S4.55 (2) Modification to an Approved Residential Flat Building Comprising 33 Units under the Provisions of SEPP Housing 2021 (formerly SEPP Affordable Rental Housing 2009)
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	S4.55(2) Modification Application
<b>KEY SEPP/LEP</b>	SEPP Housing 2021 SEPP 65 Design Quality of Residential Apartments The Hills LEP 2019
<b>CIV</b>	\$9,957,370.00 (excluding GST)
<b>BRIEFING DATE</b>	30 June 2022

### ATTENDEES

<b>APPLICANT</b>	Gideon Butow, Pedro Pan, Brendon Clendenning, Sami Nouri
<b>PANEL</b>	Abigail Goldberg (Chair), David Ryan, Janelle Atkins, Robert Buckham
<b>COUNCIL OFFICER</b>	Kristine McKenzie, Paul Osborne, Cameron McKenzie
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Jeremy Martin

### ISSUES LIST

- Introductions
  - The Chair introduced the kick-off process.
  - The Chair noted that Council had recently received additional information that was not addressed in the Council Briefing note.
- Applicant summary
  - The fire risk of the proposed development was noted and discussed at length.

- The applicant discussed their concern with Condition 7(ii) with regard to the proposed wording relating to fire safety.
- Sprinklers in common areas and headroom clearance issues were identified.
- Council summary
  - Council advised that the applicant is required to address the Housing SEPP, DCP and Apartment Design Guidelines (ADG).
  - Council advised the applicant is to address the BCA fire upgrade. Council stated the condition was recommended and amended by the Panel. A BCA consultant has reviewed the original submission and has stated the condition is still required for the proposal.
  - Council noted that additional information from the applicant was received on 29<sup>th</sup> June 2022 and is still to be reviewed.
  - Council noted the potential for electronic determination of the application by the Panel once the technical fire issue was appropriately addressed as no submissions have been received.
- Chair/Panel comments
  - The Chair stated that the fire safety issue is of primary importance and must be mitigated and addressed to Council's satisfaction. The Chair queried if there were further compliance issues with the proposal. Council advised they are still to assess and consider compliance with the ADG and the Housing SEPP.
  - The Chair noted the Panel's general support for affordable housing.

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 ISSUES IDENTIFIED FOR CONSIDERATION**

- Fire safety

## **REFERRALS REQUIRED**

Internal: Fire Safety and Resource Recovery

External: Endeavour Energy

**TENTATIVE PANEL BRIEFING DATE: 22 September 2022**

**TENTATIVE PANEL DETERMINATION DATE: 17 November 2022**