

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-366 – The Hills Shire – 2059/2022/JP – 104 Fairway Drive, Norwest
APPLICANT / OWNER	Dowling Urban/SH Orchards Pty Limited
APPLICATION TYPE	Residential Flat Building Development containing 583 apartments and Community Title Subdivision
REGIONALLY SIGNIFICANT CRITERIA	Development with a CIV over \$30 million
CIV	\$233,100,000.00 (excluding GST)
BRIEFING DATE	4 August 2022

ATTENDEES

APPLICANT	Greg Dowling, Julian Venning - Crone, Xena Ma, George Kesouras, Daniel Rainone
PANEL CHAIR	Abigail Goldberg, Roberta Ryan, Jarrod Murphy, Brent Woodhams
COUNCIL OFFICER	Robert Buckham, Paul Osborne
CASE MANAGER	Stuart Withington
PLANNING PANELS SECRETARIAT	Sharon Edwards, Alexander Richard

DA LODGED: 6 June 2022

RFI SUBMISSION DATE: TBC

TENTATIVE PANEL BRIEFING DATE: TBC

Exhibition dates: 14/06/2022 to 05/07/2022

TENTATIVE PANEL DETERMINATION DATE: within 250 days

Estimated completed assessment report date: 14 days prior to determination date.

ISSUES LIST

The Chair introduced the Kick-Off meeting process.

- Applicant Summary:
 - Introduced the proposal and the design sought as part of this application, noting a modification to the concept plan which set controls for the site.

- Noted the purpose of the modification for Stage 4 was to respond to Design Review Panel and Council feedback and the change in context for surrounding sites. Also referenced improved solar access and visual permeability and noted the Design Review Panel's support of tower forms.
- Council Summary:
 - Council noted that 9 submissions had been received during the public exhibition. Key concerns were regarding traffic and parking, wind impacts, solar access and bulk and scale.
 - Council noted a mid-September Design Review Panel meeting was scheduled.
 - Clause 4.6 Variations have been submitted to address the non-compliances with the development standards for height of buildings and FSR.
 - Traffic comments from TfNSW to be forwarded to the applicant.
 - Council cited that the landscape officer and arboriculture report noted that trees in close proximity to buildings were unlikely to endure the construction.
 - Noted all internal referrals had been received, excepting engineering who are managing a considerable backlog of work.
- Panel Comments:
 - The Panel noted the application was in the early stages and this was a 'Kick-Off' meeting providing preliminary advice and feedback only.
 - The Panel sought clarification regarding solar access, with the applicant noting the proposal allowed for greater solar access across the site, particularly within the central courtyard.
 - Panel queried the timing of the application and Council noted the need to finalise the concept application report within several weeks to progress the application.
 - The Council clarified that with less than 10 submissions there may not be a public meeting and an electronic determination by the Panel may be possible. However as 9 submissions had been received, this will be reviewed in consultation with Council.

REFERRALS REQUIRED

Internal: engineering

External: TfNSW (received), Castle Hill Police

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Nine submissions have been received. The issues raised relate to traffic, parking, wind impacts, solar access and bulk and scale.