

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-374 – The Hills Shire – 1801/2022/JP – 16 Partridge Avenue, Castle Hill
<b>APPLICANT / OWNER</b>	Applicant: Landmark Group Australia Pty Limited Owner: Maureen Debrincat, John Debrincat, Viktoria Dvorjak, Aljosa Dvorjak, Anu Iyer, Sivaraj Narayanan, Duc Luong
<b>APPLICATION TYPE</b>	Demolition of Existing Structures and Construction of a Residential Flat Building Development Containing 100 Apartments including 50 Affordable Housing Units and Stratum Subdivision
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$25,409,091.00 (excluding GST)
<b>BRIEFING DATE</b>	21 July 2022

### ATTENDEES

<b>APPLICANT</b>	Adam Martinez, Joseph Scuderi, Aaron Sutherland
<b>PANEL</b>	Abigail Goldberg, Robert Buckham, Brent Woodhams
<b>COUNCIL OFFICER</b>	Paul Osborne, Cynthia Dugan
<b>CASE MANAGER</b>	Stuart Withington
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Alexander Richard

**DA LODGED: 23 May 2022**

**RFI SUBMISSION DATE: TBC**

**TENTATIVE PANEL BRIEFING DATE**

Exhibition dates: 21/06/2022 to 12/07/2022

**TENTATIVE PANEL DETERMINATION DATE – within 250 days of lodgement**

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

## ISSUES LIST

The Chair introduced the Kick-Off meeting process and noted as a result of the MS Teams outage that the application was delayed

- Applicant Summary
  - Introduced the proposal, and the design sought as part of this application.
  - Noted the timeline of the application and that a dwelling cap put in place by Department of Planning and Environment (a 5000 dwelling cap, with 3500 dwellings already approved and 1200 under assessment) was getting close to being reached. The LEC appeal has been commenced in order to attempt to ensure an alternative, possibly faster, approval pathway.
  - Noted that informal and formal pre-DAs plus Design Review Panel process have been undertaken in the application process.
  - Design was in response to site orientation with landscaping and communal open space and retaining significant trees within a 10m setback and within deep soil zones and cited minimal protrusions through the height standard.
  - Experienced consultant flood engineer engaged.
  - Noted the LEP bonus allowance for meeting Council's apartment mix, noting the 2.1:1 FSR sought resulted in a good building outcome.
  - Noted the efforts to work with the LEP height standard with regard to the roof elements of the design.
- Council Summary
  - The public exhibition has concluded, Council noted that 1 submission has been received to date.
  - Concerned with level of detail in information provided, including apartment mix and numbers. Noting a minimum 20% 3 bed DCP requirement, applicant responded the LEP requirements were the main focus, but noted one and two bedrooms were sought by the market presently.
  - Noted that CIV breakdown to isolate CIV for affordable housing development was required to prove that the application triggered referral as a regionally significant development.
  - Noted the internal referrals from flood engineers were outstanding and that these comments may trigger redesign requirements.
  - Advised that a Design Review Panel meeting was scheduled for 24 August.
- Panel Comments
  - The Panel noted the application was in the early stages and this was a 'Kick-Off' meeting to provide preliminary advice and feedback only.
  - Noted the deemed refusal appeal was early in the assessment process.
  - Responding to the Panel and Council's request for further information would enable progress. In addition, the applicant needs to progress the flood modelling.
  - Requested that should the applicant elect to withdraw the appeal, the Panel and Council should be advised.
  - The Chair clarified that with less than 10 submissions there would not be a need for a public meeting and an electronic determination by the Panel would be possible. At this stage there appears no need for an additional briefing, given the scope of the

proposal and the lack of public feedback, however this is open to reconsideration as the assessment proceeds.

### **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

Further information requested by Council. Timing and process of the LEC appeal.

### **REFERRALS REQUIRED**

Internal: Engineering, Waterways

External: None outstanding