

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

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| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSSCC-378 – The Hills Shire – 1038/2018/JP/A                                   |
| <b>APPLICANT / OWNER</b>                        | Universal Property Group/Bathla   |
| <b>APPLICATION TYPE</b>                         | Section 4.55 (2) Modification an Approved Residential Flat Building Development |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | S4.55(2) Modification Application   |
| <b>CIV</b>                                      | \$5,787,330.91 (excluding GST)  |
| <b>BRIEFING DATE</b>                            | 1 September 2022  |

### ATTENDEES

|                                    |  |
|------------------------------------|--|
| <b>APPLICANT</b>                   | Dat Phan, Tim Cao, Brad Delapierre, Joe El Sabbagh, Jeremy Son       |
| <b>PANEL</b>                       | Abigail Goldberg (Chair), Roberta Ryan, Robert Buckham, Megan Munari |
| <b>COUNCIL OFFICER</b>             | Kate Clinton, Paul Osborne, Cameron McKenzie                         |
| <b>CASE MANAGER</b>                | Stuart Withington  |
| <b>PLANNING PANELS SECRETARIAT</b> | Sharon Edwards, Alexander Richard                                    |

**DA LODGED:** 7 July 2022

**RFI SUBMISSION DATE:** 2 to 3 weeks

**TENTATIVE PANEL BRIEFING DATE:** Within 120 days of lodgement - November 4, 2022.

**Exhibition dates:** 18/07/2022 to 08/08/2022

**TENTATIVE PANEL DETERMINATION DATE** Within 250 days of lodgement - March 14, 2023.

**Estimated completed assessment report date:** Early December 2022

### ISSUES LIST

The Chair introduced the Kick-Off meeting process.

Applicant Summary

- Introduced the modification (originally approved in October 2019) seeking to alter stage 1 of the application. Modifications include changes to the internal layout (such as increasing the interior floor heights) and unit mixes, the addition of communal open space on the roof, and total building height increases.
- Revised plans have been submitted to Council from issues with the waste arrangements.

#### Council Summary

- The public exhibition has concluded, Council noted that 1 submission has been received to date.
- Noted the waste arrangements may need further consideration, the applicant highlighted the location resulted from access arrangements with the surrounding streets and internal building layout requirements.
- Council noted the height increase is to be further investigated given a new non-compliance.
- Noted the SEE will need to be updated given corrections to be made.
- Council stated clarifications around stage 2 needs to be provided given the additional change to the lot arrangements and highlighted the impact of the design changes to the basement layout and the connection between buildings. The applicant stated the consideration for the design was ongoing and could be clarified further.
- Noted the building separation has been decreased as an additional variation that would need to be considered.

#### Chair and Panel Comments

- The Panel sought explanation on the façade changes, the applicant highlighted the desire to modernize the design with a curved appearance and to break up the appearance of the building.
- The Panel queried the removal of deep soil planting on the street setback, the applicant highlighted the substation was required to be within that frontage and noted the location of the OSD tank was for drainage purposes.
- The Panel queried the staging of the approval, noting the increase from 2 to 3 lots, the applicant responded two Torrens titles were sought, and would be able to provide more in the RFI response.
- The Chair noted the application was in the early stages and this was a 'Kick-Off' meeting providing preliminary advice and feedback only.
- 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.
- Noted 10 or more submissions would require a public briefing, the determination may be electronic otherwise, noting no further issues arising in assessment.

**KEY ISSUES IDENTIFIED FOR CONSIDERATION**

Waste room design and height increases on site and legal title arrangements,

**REFERRALS REQUIRED**

Internal: Engineering

External: none awaiting

**KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

N/A