

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-386 – The Hills Shire – 343/2023/JP – Mount Carmel Drive, Box Hill
APPLICANT / OWNER	Applicant: Artazan Property Group (NSW) Pty Ltd Owner: Mogul Stud Pty Ltd
APPLICATION TYPE	Mixed use development including retail and commercial tenancies, detached carparking structure and at-grade parking.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$47,700,000.00 (excluding GST)
BRIEFING DATE	3 November 2022

ATTENDEES

APPLICANT	Matthew Mallabone, Chris Houghton, Tony Owen, Joe Toohey, Jeff Mead, Emma Ziegenfusz
PANEL	Abigail Goldberg (Chair), David Ryan, Blake Cansdale, Megan Munari, Cynthia Dugan
COUNCIL OFFICER	Robert Buckham, Kristine McKenzie, Paul Osborne, Cameron McKenzie, Isaac Camilleri
CASE MANAGER	George Dojas (Apologies)
PLANNING PANELS SECRETARIAT	Sharon Edwards, Alex Richard

DA lodged: 17 August 2022

RFI Submission Date: week of 7 November 2022

Tentative Panel briefing date: To be discussed

Exhibition dates: 22/08/2022 to 12/09/2022

Tentative Panel determination date: To be advised

KEY MATTERS DISCUSSED:

- The applicant described the proposed mixed-use development including retail and commercial tenancies, detached carparking structure and at-grade parking.
- Council confirmed public exhibition has concluded with no submissions received.
- Council noted the CI 4.6 height variation request, and observed that the height exceedance was proposed to be centrally located within the site.
- Council observed that a future road would split the site.
- Council queried the quantum of parking proposed while the Panel sought to clarify the parking arrangements. These matters are to be addressed by the applicant.
- The Panel queried the environmental impacts of the glazed, faceted design. The applicant advised that this was to be addressed through a combination of external sun shades, tinted glass and vertical fins. The Panel requested Council consideration of this matter in their detailed assessment.
- The Panel queried aspects of the design of the child care centre with regard to:
 - Safety requirements for the centre, in particular the proposed height of fencing for the external play area
 - The potential for reflectivity impacts on the external play area, with clarification sought as to how this is to be addressed.
- The Panel queried the planning relationship with the other proposals in the area and asked that this be clarified in the assessment report.

- Council is yet to undertake its full application assessment, so this record is not a final list of the issues to be considered.
- The application is yet to be considered in detail by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained herein.

REFERRALS REQUIRED

Internal: Subdivision, Engineering and Contributions teams

External: Nil