

Record of Kick-Off Briefing

Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-398 – The Hills – 672/2023/JP – 16-30 Dawes Avenue, 4-8 Hughes Avenue and 2-10 Cadman Crescent, Castle Hill
APPLICANT / OWNER	PLACE STUDIO AU PTY LTD/ Stephen Nahirny, Veronica Linklater, Terrie Said. Julie Sultana, Joseph Harney, Denise Harney, Jason Mercimek, Zhongzhu Yao, Pingang Wang, Damien Sutton, Pick Har, Ricjhard Czereba, Victor Czereba, Matthew Aashour, Sun Ryou, Myung Sook and Mel Li
APPLICATION TYPE	Residential Flat Building Development containing 315 units.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General Development of \$30 Million
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Planning Systems) 2021 The Hills Local Environmental Plan 2019 The Hills Development Control Plan 2012
CIV	\$72,657,523 (excluding GST)
BRIEFING DATE	2 March 2023

ATTENDEES

APPLICANT	Attendance declined
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams and Jarrod Murphy
COUNCIL OFFICER	Cynthia Dugan
CASE MANAGER	Kate McKinnon

DA LODGED: 11 October 2022

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: May 2023

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process. Noted that Applicant had elected not to attend.

Council

- Applicant elected not to hold pre-lodgement meeting with Council
- Council introduced site location and zoning context
- Design excellence clause – application has not been reviewed by DRP. Applicant elected to postpone a November meeting and has not sought to reschedule
- RFI issued re planning, traffic, environmental health, acoustic and waste matters. No response received, advised no amendments made, applicant indicated they are awaiting complete RFI before responding
- Outstanding planning matters relate to FSR. Floor Plans do not comply with unit mix provisions
- Clause 4.6 unfounded, insufficient demonstration of environmental planning merit
- Does not exhibit design excellence in relation to SEPP 65. Interface issues exist as well as amenity concerns (solar access, communal open space). Does not comply with Showground DCP design requirements
- Class 1 Appeal lodged
- Insufficient information at this stage for assessment, including in relation to traffic, environmental health, acoustic and waste matters.

Panel

- Noted and acknowledged Council's position that application in its current state is insufficiently detailed and incomplete, and is not capable of support on a number of grounds
- Agreed that a concise assessment report should be put to the Panel ASAP.

Note:

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.