

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-399 – The Hills – 717/2023/JP – 1-19 Hughes Avenue, 20-34 Middleton Avenue and 34 Dawes Avenue, Castle Hill
<b>APPLICANT / OWNER</b>	UPG 345 PTY LTD/ HUGHES 888 PTY LTD, Jason and Naadeen Gatt, Ronald Scott, Gordon and Maureen Powell, Spintaro PTY LTD, Daniel and Robyn Quinn, Augustine and Anthea OON, Michael Butcher, Margaret Ramsden, David and Jennifer Simpson, Bernadette Kay, Kingsley and Yin Ho, Trevor and Jill Cody, Gordon and Natasha Nugent, Ronald and Susan Buxton, Angela Emanuel, Joseph and Patricia Vella, Antonio and Lisa Cicco, and J & W XIE Holdings Pty Ltd.
<b>APPLICATION TYPE</b>	Residential Flat Building Development Containing 350 Units
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 Million
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 The Hills Local Environmental Plan 2019 The Hills Development Control Plan 2012
<b>CIV</b>	\$71,225,754 (excluding GST)
<b>BRIEFING DATE</b>	2 March 2023

### ATTENDEES

<b>APPLICANT</b>	Toshit Monga, Dat Phan, Vandana Vandana, Bhavesh Taunk, Amit Julka and Nicholas Putrasia
<b>PANEL CHAIR</b>	Abigail Goldberg (Chair), Brian Kirk, Steve Murray, Brent Woodhams and Jarrod Murphy
<b>COUNCIL OFFICER</b>	Sanda Watts and Paul Osbourne
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Jordan Clarkson and Sharon Edwards

**DA LODGED:19 October 2022**

**TENTATIVE PANEL BRIEFING DATE:** Panel will liaise with Council on requirement

**TENTATIVE PANEL DETERMINATION DATE:** May 2024

## **ISSUES LIST**

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

### **Applicant**

- Applicant introduced the proposed development, design approach, site suitability and context (Showground Precinct), surrounding development, planning context.
- Outlined the application of FSR incentive under LEP. Noted that full FSR incentive bonus has not been realised/utilised to facilitate design balance.
- Isolation matter – land sale negotiations have been ongoing for two years. Negotiations may be reaching a resolution. Applicant understands the importance of addressing lot isolation either through acquisition or by the provision of acceptable design options.

### **Council**

- Key issues from preliminary assessment:
  - Further information regarding regarding how applicant is applying incentive FSR- some two bedroom units appear short on floorspace. Unit schedule has not been provided to confirm unit floor areas
  - Confirmation (via survey including roof RLs) required to confirm building heights
- Two submissions received. Submission received from property which will become isolated as a result of the proposed development. Applicant's response to this issue is required.
- Internal assessment including waste, engineering and trees on hold until rectification of significant key issues.
- Matter will be required to go to Design Review Panel given 7 storeys in some portions of the development.

### **Panel**

- The panel notes the significance of lot isolation issue and need for resolution. The importance of this matter should not be underestimated. Should negotiations fail, development options will be required as ultimate lot isolation is an unacceptable outcome. Planning Principles are clearly articulated on this matter in Court papers and an evidence based assessment is required. The Panel cannot disregard or set aside the matter of lot isolation.
- It is recommended that the applicant and Council communicate on floor space calculations to ensure all parties are on the same page. Building height should also be clarified and communicated on between the parties.
- The applicant's attention should be drawn to Clause 4H of the ADG (regarding acoustic attenuation between inter-tenancies) as the Level 2 Plan includes instances where living areas are on the other side to bedrooms of an intertenancy walls. If to retain – construction details/materials for noise attenuation should be included which meet relevant standards.
- Applicant should consider providing detail diagram of how external infrastructure and hydrant booster valves are to be stored so that they are not 'naked' but rather are incorporated in the built form
- Key required for project future character plan shown within the Applicant's presentation

- The panel generally noted that matter is currently 134 days old and the resolution of outstanding matters, including the lot isolation issue, will need to progress quickly as there is an expectation that the matter will be determined within 250 days on the basis of available information.
- Noting that negotiations with the owner of the isolated site may be protracted, it is suggested that the applicant bear in mind the option of withdrawal of the DA while a solution is being sought.

**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.