

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-403 – The Hills – 1336/2012/JP/C – 8-10 Wither Road, North Kellyville
<b>APPLICANT / OWNER</b>	UPG 271 Pty Ltd/ Joseph Polito
<b>APPLICATION TYPE</b>	The proposed modifications relate to the approved apartment buildings on 'Site 1'
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	S4.55(2) Modification Application
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Precincts – CentraK River City) 2021 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development The Hills Local Environmental Plan 2019 The Hills Development Control Plan 2012
<b>CIV</b>	\$35,808,434 (excluding GST)
<b>BRIEFING DATE</b>	2 March 2023

### ATTENDEES

<b>APPLICANT</b>	Vandana Vandana, Kean Lim, Bhavesh Taunk, Toshit Monga, Dustin Brade, Anthony Betros, Iain Stewart, Aziz Madadghar and Zach Hill
<b>PANEL</b>	Abigail Goldberg (Chair), Steve Murray, Brian Kirk, Brent Woodhams and Jarrod Murphy
<b>COUNCIL OFFICER</b>	Kristine McKenzie and Paul Osborne
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Jordan Clarkson and Sharon Edwards

**DA LODGED: 3 November 2022**

**TENTATIVE PANEL BRIEFING DATE:** Unable to determine based on insufficient information at this date.

**TENTATIVE PANEL DETERMINATION DATE:** May 2024

## **ISSUES LIST**

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

### **Applicant**

- Applicant introduced the proposed modification, site analysis and context and design principles.
- The applicant suggested that the proposed development includes a height intrusion of 5.7m.
- The applicant advised that the proposed floor to floor height modification (3m to 3.1m) has been designed to allow for consistency with ADG.
- The applicant indicated that outstanding additional information will be provided within 2-3 weeks.

### **Council**

- Council sought clarification on a number of items via email 21/11/23 and a number of follow up emails – no response received to date.
- Council issued RFI in early February 2023 (with no response to date) including request for information on:
  - Clarification on height, FSR and GFAs
  - Detailed assessment against DCP
  - Assessment against SEPP65 and ADG
  - Further assessment regarding parking.
- Council confirmed that the consent has been acted upon.
- No submissions received when initially notified. Proposal was re-notified (as a result of missed properties in original notification) - no submissions to date.

### **Panel**

- The Panel noted that the key issue arising from this briefing is the amount of outstanding information to be provided to Council. The applicant is strongly encouraged to move quickly to address outstanding matters and to communicate directly with Council on items requiring clarification (eg. height intrusion).
- Regarding submitted plans – whilst it is noted that they are set out well, provision of side by side comparison plans (original approved and modified plans) would be advantageous.
- The applicant's attention is drawn to Clause 4.55(3) of the EP&A Act – the applicant should ensure this is fully addressed to allow assessment and determination

### **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.