

Record of Kick-Off Briefing

Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-404 – DA/904/2022 – 37-39 Hill Road, Wentworth Point
APPLICANT / OWNER	Homebush Bay Properties Pty Ltd
APPLICATION TYPE	Construction of a residential flat building complex (Block C) comprising 4 x buildings ranging in height between 7 storeys and 20 storeys containing a total of 300 dwellings, 445 car parking spaces and associated landscaping. The proposal is Nominated Integrated Development as approval is required under the Water Management Act 2000. The application will be determined by the Sydney Central City Planning Panel.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: General development over \$30 million
KEY SEPP/LEP	Homebush Bay West DCP Auburn Local Environmental Plan 2010 SEPP (Planning Systems) 2021 SEPP (Transport and Infrastructure) 2021 SEPP 65- Design Quality of Residential Apartment Buildings SEPP (BASIX) 2022 SEPP Resilience and Hazards SEPP (Precincts- Central River City) 2021
CIV	\$123,101,050 (excluding GST)
BRIEFING DATE	23 February 2023

ATTENDEES

APPLICANT	Brian Pickering, Robin Shnier and Scott Cameron – Applicant team Andrew Duggan, Stephen Gouge, Julia Moiso and Justin Tse – Project Planners Matthew Allen and Helen Cooper – Architects Alex Longley and Kelsy Pearce – Landscape Architects
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Katherine Lafferty
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Jordan Clarkson and Sharon Edwards

DA LODGED: 16 November 2022

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

ISSUES LIST

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

Applicant

- Outlined the site and planning context of the proposed development, including Concept Approval and previous DAs
- Key Issues
 - Concept Plan consistency
 - DEAP comment – built form (façade). Concern raised over lack of façade variation and singular lift cores in lower buildings, which meet ADG recommendations but may not address redundancy in instances of lift breakdown

Council

- Pre lodgement undertaken and changes to concept plan assessed, Council satisfied proposed development is consistent with the Concept Plan, variations will be fully addressed within Council's assessment.
- One public submission received in relation to location of tower, parking and traffic. Issues raised will be provided to Applicant to address
- TfNSW in referral comments have requested further information however Council believe this has already been addressed within application and will advise TfNSW of same

Chair

- Note DEAP have raised façade concerns. Will support desktop review by DEAP of revised plans prepared to address concerns
- Do not anticipate further briefing required and anticipate that matter will likely proceed to E 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.