

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-408 – SPP-22-00009 – 60 Pelican Road, Schofields
APPLICANT / OWNER	Pelican 88 Development PTY LTD
APPLICATION TYPE	Subdivision into 2 super lots, construction of a new road and 7 x 5-storey residential flat buildings with associated basement car parking, civil and landscaping works.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: General development over \$30 million
KEY SEPP/LEP	SEPP (BASIX) SEPP (Resilience and Hazards) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Industry and Employment) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Precincts – Central River City) 2021 Blacktown City Council Growth Centre Precincts – Development Control Plan
CIV	\$79,930,180 (excluding GST)
BRIEFING DATE	23 February 2023

ATTENDEES

APPLICANT	Michael Ferraro – Development Manager Ryan Lane – Head of Development Anas Rahhal – Senior Development Manager Jonathon Wood – Town Planner Joe El Sabbagh – Architect Erik Koivistik – Senior Draft Person
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Bertha Gunawan, Alan Middlemiss
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Jordan Clarkson

DA LODGED: 7 November 2022

TENTATIVE PANEL BRIEFING DATE: Requirement to be reviewed based on updates that will be provided by Council

ISSUES LIST

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

Applicant

- Outlined the proposed development, approval history, site description and development pattern in the surrounding area
- Noted breach to building height standard – encroachments due to topography of land, lift overruns and rooftop communal open space located on Building C. Clause 4.6 lodged to address
- Advised they have been in frequent communication with Council's engineers regarding road levels

Council

- Matters raised following internal referral include:
 - Deep soil
 - Drainage matters
 - Swept path for waste vehicles
 - Shading devices for windows to address urban heat
- No submissions received
- RFIs have been provided to applicant as they arise, final matters with respect to drainage to be provided to Applicant shortly

Chair

- Applicant noted that they are struggling to keep up with RFI's which have been provided in piecemeal rather than through a consolidated request. Chair recommended that Applicant provide a table for Council of RFI's received to date, Council to confirm which matters remain outstanding and seek further information as needed.

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.