

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-433 – The Hills Shire – 1356/2023/JP – 12 Norbrik Drive, Bella Vista
APPLICANT / OWNER	Applicant: George Grounds Pty Ltd/Urbis Owner: George Grounds Pty Ltd
APPLICATION TYPE	Mixed Use Development Including Office and Retail Premises and a Function Hall
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$42,975,025 (excluding GST)
BRIEFING DATE	11 May 2023

ATTENDEES

APPLICANT	Simon Wilkes, Jon Pizey
PANEL	Abigail Goldberg (Chair) Steve Murray, David Ryan, Brent Woodhams, Jarrod Murphy
COUNCIL OFFICER	Cynthia Dugan, Paul Osborne, Cameron McKenzie
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

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.

DA LODGED & DAYS SINCE LODGEMENT: 9 March 2023 (63 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

ISSUES LIST

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

Applicant

- The applicant provided a description of the development site, proposed development, strategic history of the site, planning context, site master planning, urban design considerations, materials and finishes and proposed ESD initiatives.
- The applicant advised that the key technical considerations addressed in preparation of the application included:
 - Acoustics
 - Design excellence
 - Heritage and visual
 - Landscape
 - Traffic.
- The applicant advised there are two major core areas at either end of the building and that functions may occur during the day but these will be separated from office use during office hours utilising separate lift cores.
- The applicant advised that the Metro is not easily accessible from the site via walking however a bus connection is proposed to be provided.
- The applicant confirmed that the topography of the site results in the café level being located at grade (not underground).
- The applicant advised they have been requested by Council to restrict pedestrian access to the adjoining heritage item via fencing around the project.

Council

- Council advised they have requested further information (including view analysis) with regard to the development impact upon the adjoining State Significant Heritage Item.
- Council noted that the Design Excellence Panel (DEP) reviewed the application on 10 May 2023. Council advised that concerns were raised by the DEP relating to the façade facing the heritage item, which was considered to be “too busy”.
- Council advised that acoustic impacts remain unresolved and that additional information has been provided by the applicant which remains under assessment by Council.
- Council are awaiting referral comments from their engineers with regard to traffic circulation and parking.
- Council noted that required concurrence remains outstanding from the Planning Secretary.
- Notification period concluded – no submissions.

Chair

- The chair and panel raised a number of queries including:
 - Proposed mix of uses.
 - Clarification on operational arrangements related to the daytime / night-time use of the proposed function centre.
 - Acoustic impacts on surrounding uses and facilities.
 - Accessibility, including proximity to the metro and public transport as well as pedestrian access.

- Clarification of levels, noting that on some elevations it appears the proposed café is located below ground.
- Design response to the adjoining heritage item.