

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-448 – The Hills Shire – 318/2021/JP/B – 40 Civic Way, Rouse Hill
APPLICANT / OWNER	Applicant: Link Wentworth/CPS Planning Owner: Link Wentworth Housing Limited
APPLICATION TYPE	Section 4.55(2) Modification to an Approved Residential Flat Building Comprising 33 Units under the Provision of the SEPP Affordable Rental Housing 2009
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
CIV	\$2,615,394 (excluding GST)
BRIEFING DATE	6 July 2023

ATTENDEES

APPLICANT	Chris Paolino, Pedro Pan, Brendon Glendenning
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Rob Buckham, Megan Munari
APOLOGY	Brent Woodhams, Paul Osborne
COUNCIL OFFICER	Kristine McKenzie, Cameron McKenzie
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 22 May 2023

DAYS SINCE LODGEMENT: 45 days

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

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

Applicant

- The applicant provided the background to the approved development application and a description of the proposed modification
- The modification application seeks deletion of the proposed basement parking and waste area as well as deletion of condition 7, particularly 7(ii)
- The waste storage area is to be moved out of the basement to be combined with the existing waste storage area for the adjacent Link building at the ground level
- Fire stairs will be relocated. Fire compliance requirements will otherwise be addressed
- There will be no loss of trees
- The adjoining driveway is owned by the shopping centre.

Council

- The notification period has concluded; no submissions were received
- The DA has been referred to Endeavour Energy and no objection was raised
- Council showed an aerial photo clarify the site boundary
- Council's Fire Safety Officer has reviewed the proposal and will require further information regarding BCA compliance
- Council are likely to issue an RFI early next week
- The DA is likely to be determined in under 250 days.

Panel

- The Panel queried the following with responses indicated above:
 - whether trees will be lost due to relocation of the waste storage area?
 - who owns which areas of the site?
- The Panel noted that it always places a priority on safety, in this case fire safety, and will not deviate from Council's advice in this area
- The Panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.
- The Panel is unlikely to require a further briefing unless Council advice indicates that a briefing would be helpful, and is likely to determine the matter by circulation of papers considering that no submissions were received.

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.