

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-472 – The Hills Shire – 59/2024/JP – 17 Fishburn Crescent, Castle Hill
APPLICANT / OWNER	Applicant: Archdrome Owner: Rakesh Kumar, Lokesh Garg, Surjeet Singh, David Michael Wyatt, Frances Ann Wyatt, Stephanie Perhada, Lydie Lee, Mabel Lee, Yong Tai Guo, Xiao Di, Abdul Ghaffer, Darakhshan Ansari, Theofanis Theoharis Gavellas, Dimitra Angela Gavellas, Christos Efstathios Gavellas, Anastasia Gavellas, Cleanthis Nektarios Gavellas, Neven Emanouel, Heidi Pauliina Emanouel
APPLICATION TYPE	Demolition of Existing Structures and Construction of a Residential Flat Building Containing of 148 Units.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$62,648,550 (excluding GST)
BRIEFING DATE	31 August 2023

ATTENDEES

APPLICANT	Tarun Chadha, Oleg Sannikov, Jeet Singh, Eltin Milietic
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham
COUNCIL OFFICER	Cynthia Dugan, Paul Osborne, Brent Woodhams
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 14 July 2023 (48 days)

TENTATIVE PANEL BRIEFING DATE: To be determined in consultation with Council

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

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

Applicant

- The applicant provided a description of the proposed development and its site context.
- The applicant outlined attempts to comply with Clause 9.7 of The Hills Local Environmental Plan (LEP) – recognising that site is less than 10,000m². The applicant advised that while neighbouring landowners were approached, offers to purchase their properties were rejected and aggregation of lots has been deemed unachievable.
- The applicant is currently working on a response to Council's requests for information with respect to traffic and parking.
- The site has been designed to accommodate a Heavy Rigid Vehicle (HRV) instead of a Medium Rigid Vehicle (MRV).

Council

- Council advised that following a preliminary review of the proposal, it is apparent that the incentive Floor Space Ratio (FSR) offered under Clause 9.7 of the LEP does not apply as the site is less than 10,000m².
- As such, Council is of the view that the base FSR of 1.9:1 only applies to the site.
- Moreover, the application needs to satisfy Clause 9.5 regarding design excellence and is still to be reviewed Council's design review panel. This is tentatively scheduled for October 2023.
- The application exceeds the building height, and a Clause 4.6 statement has been provided to justify the variation.

Panel

- The panel queried whether a pre-lodgement meeting was held. Council advised that there was not a pre-lodgement meeting for this application.
- The panel noted that the applicant needs to clarify within their application that Clause 9.7 of The Hills Local Environmental Plan 2019 does not in the current circumstances apply.
- The panel noted inconsistencies between landscaping and proposed plans (with relation to building heights)
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant focus their efforts on expediting amendments or providing additional information required by Council to allow them to complete their assessment without delay.

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.