

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-480 – The Hills Shire – 11/2024/JP – 55 Coonara Avenue, West Pennant Hills
APPLICANT / OWNER	Applicant: Mecone Owner: Mirvac Projects (Retail and Commercial) Pty Ltd
APPLICATION TYPE	Housing Central and Housing North Precincts for the construction of 105 integrated attached and detached dwellings, individual lot subdivision and associated lot civil works and associated landscape works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$63,517,335 (excluding GST)
BRIEFING DATE	31 August 2023

ATTENDEES

APPLICANT	Emma Ellis, Mitchell Tweedie, Ellie Noonan, Holly Johnston, Andrew La, Tanja Hodgson, Tyson Ek-Moller
PANEL	Abigail Goldberg (Chair), Brian Kirk, Steve Murray, Robert Buckham, Jarrod Murphy
COUNCIL OFFICER	Sanda Watts, Paul Osborne
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 21 July 2023 (41 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 proposed development, site context and history of applications on the site.
- No tree removal, demolition works and changes to works approved within other house precincts.
- The applicant advised the non-compliances generally only consist of height departures due to modifications to road alignments. The applicant advised that dwellings present as two storey buildings to Coonara Avenue.

Council

- Council is still undertaking its assessment and working through the submissions received. To date no significant issues have arisen.
- None of the submissions received had comments on the ecological concerns for the site.
- Council noted the clause 4.6 variation statement provided was thorough and it is currently reviewing this as part of the assessment.
- The application is still on public notification and four submissions have been received in response. The notification period closes on the 6th of September.

Panel

- The panel queried the application's consistency with the concept application to which the applicant confirmed it was consistent.
- The panel queried the non-compliances with the height standard and the applicant provided the rationale behind the height variations on the site. The applicant also advised the height variations would not be visible from outside of the site.
- The panel targets determination of RSDAs within 250 days.
- The panel anticipates a public meeting may be required for this application pending the outcome of the number of submissions received.
- The panel anticipates an interim briefing may be required depending on the outcome of issues raised in assessment and submissions.
- The chair noted a site visit needs to be completed by Panel members who are yet to visit the site. The applicant agreed to liaise with the Secretariat to organise a suitable date.

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.