

## Record of Preliminary Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-486 – The Hills – 308/2024/JP – 40 Memorial Avenue, Bella Vista
<b>APPLICANT / OWNER</b>	Applicant: Landen Property Group Pty Ltd Owner: Heather Reardon, Thomas Reardon
<b>APPLICATION TYPE</b>	Concept Development Application for a Residential Flat Building Development for 224 Units. The proposal is defined as Nominated Integrated Development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act, 1979, as approval is required from the Department of Planning and Environment - Water under the provisions of the Water Management Act, 2000.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$99,628,920 (excluding GST)
<b>BRIEFING DATE</b>	19 October 2023

### ATTENDEES

<b>APPLICANT</b>	Oscar Saunders, Shane Harding, James McBride, James McCarthy, Theo Krallis, Tomas Moore, James Lauman, Lachlan Ellison
<b>PANEL</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Jarrod Murphy, Cynthia Dugan
<b>COUNCIL OFFICER</b>	Kate Clinton, Paul Osborne, Cameron McKenzie
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney, Sharon Edwards

**DA LODGED & DAYS SINCE LODGEMENT:** 12 September 2023 (37 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 Preliminary Briefing purpose and process.

**Applicant**

- The applicant provided description of proposed development and site context.
- The applicant explained that the proposal incorporates a give way intersection rather than a roundabout as required under the DCP.
- The applicant noted that Aboriginal artefacts have been located on the site. An Aboriginal Heritage Assessment has been prepared with recommendations to manage the impacts including relocation and re burial of some artefacts.
- The applicant noted a Clause 4.6 to FSR from 1.00:1 to 1.05:1 is proposed.

**Council**

- Council advised that their traffic department have no objection to the applicant's request to incorporate a give way intersection in lieu of a roundabout, however Council's engineering team are yet to return their referral and may have comments on the matter.
- Council has sent external referrals to DPE Water, NSW Police, Endeavour Energy, Sydney Water, DPE – Heritage and Transport for NSW.
- Council is preparing an RFI including requests for information regarding salinity, waste storage and ecology comments regarding road locations.
- Notification is yet to commence.

**Panel**

- The Panel queried whether a single or multiple basement car parks are proposed. The applicant confirmed that a tunnel connects two separate basement carparks.
- The Panel noted that ecology and heritage issues can be time consuming to overcome and advised that 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 will determine development in the form it is presented at or prior to 250 days.

**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.