

Record of Preliminary Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-493 – The Hills Shire – 426/2024/JP – 14-16 Brookhollow Avenue, Norwest
APPLICANT / OWNER	Applicant: Urbis Pty Ltd/ICH Corp Pty Limited Owner: BHA Corp Pty Limited
APPLICATION TYPE	Mixed Use Development Including a Hotel, Commercial Premises, Food and Drink Premises, Gymnasium and Childcare Centre.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 36,710,631 (excluding GST)
BRIEFING DATE	23 November 2023

ATTENDEES

APPLICANT	Tony Isaac, Simon Wilkes
PANEL	Abigail Goldberg (Chair), David Ryan, Robert Buckham
COUNCIL OFFICER	Cynthia Dugan, Paul Osborne
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Timothy Mahoney

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: 26 September 2023 (58 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

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, site location and context.
- The applicant noted proximity of the development to the Bella Vista Homestead Complex and advised a heritage assessment has been prepared and provided to address.
- The applicant advised they are working through Council's RFI inclusive of matters raised within the TfNSW objection.
- With respect to the childcare centre, the applicant advised that the existing tenant will operate the new build. Upon commencement of construction, the centre will close for 12-18 months, with this transition period to be managed with the tenant to ensure all families are given ample advance notice. The proposed POM is to deal with operational matters, particularly with respect to acoustics.

Council

- Council noted that a Clause 4.6 variation has been submitted to vary the height standard and noted that this was set under the site specific planning proposal. The 4.6 variation is yet to be assessed.
- Council advised that the application was reviewed by the Design Excellence Panel (DEP) pre-lodgement but is yet to be presented to the DEP post lodgement. It is expected this will occur late 2023 or early 2024.
- Council noted that TfNSW have objected to the proposal on the grounds that the proposal may have significant impact on the traffic network. TfNSW have requested modelling of key intersections.
- Concurrence from the Planning Secretary required pursuant to Clause 7.26 of The Hills LEP 2019 is yet to be sought pending resolution of TfNSW issues.
- Notification concluded - no submission received

Panel

- The Panel asked for explanation of intention to repurpose the childcare centre and the proposed transition from existing operations to the new build, with particular clarity sought as to whether operation of the childcare centre would continue during the construction phase of the project.
- The Panel noted that natural ground level and boundaries with and existing development on neighbouring properties could be more clearly defined within the plans.
- 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 (and in particular the TfNSW objection) to allow them to complete their assessment. Requirement for further briefing not currently anticipated, to be assessed in the future in consultation with Council.