

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 5 March 2026, 11:30am to 12:30pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSCC-653 – The Hills Shire – 893/2025/JPZ - 26 Guragura Street, Kellyville - Landcom Bella Vista and Kellyville Station Precinct DA's - Subdivision to create three development lots and two open space lots including tree removal, earthworks and roads.

PPSSCC-766 – The Hills Shire – 275/2026/JPZ - 1-7 Mawson Avenue, Bella Vista - Landcom Bella Vista and Kellyville Station Precinct DA's - Embellishment and landscaping of open space areas (Items BV2, BV3 and BV5) within the Bella Vista Metro Station Precinct.

PPSSCC-768 – The Hills Shire – 341/2026/JPZ – 13-23 Mawson Avenue, Bella Vista - Landcom Bella Vista and Kellyville Station Precinct DA's - Subdivision creating six residential development lots, four open space lots and three residue lots including tree removal, demolition, roads and a variation to a development standard (minimum lot size).

PPSSCC-684 – The Hills Shire – 1326/2025/JPZ – Old Windsor Road, Kellyville - Landcom Bella Vista and Kellyville Station Precinct DA's. Embellishment and landscaping of open space areas (Items KV2, KV3, KV4 and KV5) within the Kellyville Metro Station Precinct.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), Steve Murray, Natasha Harras
APOLOGIES	NIL
DECLARATIONS OF INTEREST	David Ryan declared a conflict of interest as the company he works for acts for Landcom on other matters not related to the sites.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Munday, Cameron McKenzie, Andrew Johnson, Savithri Vishnu
OTHER	Sharon Edwards, George Dojas, Gail Fletcher

KEY ISSUES DISCUSSED

- Council provided an overview of the 4 applications and an update on their progress.
- Council identified the key issue requiring resolution relates to biodiversity impacts from variations to the development footprint compared to the footprints anticipated by the Concept Approvals.

Next Steps

- It was agreed that:
 - Council would provide a letter to the Applicant advising of the outstanding key concerns.
 - A briefing would be arranged with both the Applicant and Council for Monday 16 March.