

**CHRONOLOGICAL SUMMARY**  
**55 Coonara Avenue, West Pennant Hills - Planning Proposal timeline**  
**23 February 2023**

Date	Description	Comment
<b>Sep 13</b>	North West Rail Link – Cherrybrook Station Structure Plan	NSW Government Structure Plan for Cherrybrook Station surrounds comes into effect.  The subject site is identified as a significant site which will be subject to further consideration and collaboration with stakeholders to determine the likely role in the future.
<b>2 Jun 15</b>	Meeting and presentation to Council	Mirvac meets with Hills Shire Council for the first time to discuss rezoning opportunity. Planning merit indicates the site could accommodate 1,500+ dwellings and conserve the remnant bushland.
<b>21 Oct 15</b>	GLN Planning submission on Draft Hills Corridor Strategy	Submission made on behalf of Mirvac by GLN Planning.  Subsequent excerpt from Council resolution (dated 24 Nov 15) in response to Mirvac submission: <i>“...where land has not been identified for change within the Strategy, this does not necessarily mean that there is no strategic merit for higher density development at this location. The existing planning proposal process under the Environmental Planning and Assessment Act 1979 provides an opportunity for individual proposals for specific sites to be considered by Council. Accordingly, where a group of sites is amalgamated and master planned and a proponent can demonstrate innovation, public domain improvements, design excellence and the provision of necessary infrastructure to support increased population, further consideration with respect to the maximum density and local controls for that land may be warranted under a future planning proposal”.</i>
<b>2 Dec 15</b>	Mayoral briefing and presentation	Presentation of planning analysis and initial 1,500+ dwelling scheme to the Hills Shire Council Mayor based on maximising public open space resulting in higher building forms.  Feedback from Council advised that the presented scheme density and building heights would not be supported.
<b>10 Mar 16</b>	Planning Proposal #1 lodged	Council feedback considered by Mirvac.  Amended scheme subsequently proposed comprising 1,270 dwellings and ancillary non-residential space, as well as VPA offer.
<b>2 Jun 16</b>	Council feedback letter received by Mirvac	Mirvac receives Council feedback letter in response to Planning Proposal #1.
<b>10 Aug 16</b>	Planning Proposal #2 lodged	Council feedback on Planning Proposal #1 considered. Revised scheme of 1,119 dwellings and ancillary non-residential space proposed and presented to Council.
<b>13 Sep 16</b>	Meeting with Council	Density indicated as being main issue. Council indicate they believe 400 dwellings would be more suitable for the site.

<b>14 Oct 16</b>	Council feedback letter received by Mirvac	Mirvac receives Council feedback letter in response to Planning Proposal #2.
<b>21 Oct 16</b>	Planning Proposal #3 lodged	Council feedback to Planning Proposal #2 considered. Revised scheme of 800 terrace homes and apartment dwellings and ancillary non-residential space proposed.
<b>28 Mar 17</b>	Council Meeting	Councillors resolve to not support proposal.
<b>10 May 17</b>	Rezoning Review	Mirvac lodges a Rezoning Review with DPE.
<b>16 May 17</b>	Hills Shire Council Mayor and planning staff meeting	Mayor and planning staff discuss the rejected Planning Proposal #3 (800 dwelling scheme) and contemplate alternate design options for the site.
<b>6 Jun 17</b>	Councillor briefing	An alternate scheme of 600 dwellings (comprising 200 homes and 400 apartments) is favourably received by Councillors.
<b>27 Jun 17</b>	Final Planning Proposal lodged	Including development parameters to achieve 600 dwelling yield and VPA offer.
<b>25 Jul 17</b>	Council Meeting (approval #1)	Council supports Planning Proposal to proceed to DPE for Gateway Determination via a Schedule 1 LEP Amendment. Mirvac subsequently withdraw the Rezoning Review application.
<b>29 Sep 17</b>	Draft VPA submitted to Council	Draft VPA (consistent with 27 June 2017 letter of offer) submitted to Council.
<b>31 Oct 17</b>	Gateway Determination issued	Proposal required to be updated to remove Schedule 1 amendment and include additional traffic and ecological information.
<b>9 Nov 17</b>	Meeting with Council	Council advise they need to seek endorsement from Councillors on the Gateway Determination.
<b>5 Dec 17 &amp; 9 Dec 17</b>	Community Consultation	Open advertised community consultation sessions held by Mirvac at Pennant Hills Sports Club.
<b>12 Dec 17</b>	Council Meeting (approval #2)	Council vote in favour of seeking an amended Gateway Determination.
<b>23 Dec 17</b>	Meeting held with Mirvac and DPE	Mirvac tabled concerns with Council's requested amended Gateway Determination.
<b>12 Jan 18</b>	Further information provided to Council	As requested by Council an updated Urban Design Report, updated draft VPA, updated geotechnical report, an indicative draft subdivision plan and additional traffic advice was issued to Council by Mirvac.
<b>9 Feb 18</b>	Biodiversity Assessment submitted to Council	As requested by Council.
<b>28 Feb 18</b>	Meeting with Commonwealth Department of Environment and Energy, and DPE	Meeting concluded that no referral would be required based on the proposed retention of the remnant forest.
<b>23 Mar 18</b>	Meeting held with DPE and Mirvac	Site visit undertaken.  DPE indicated Councils revised Gateway request was still under assessment.

<b>28 Mar 18</b>	VPA offer made to DPE	VPA offer for dedication of the forest area comprising approximately 10 hectares of regional open space made to the State.
<b>14 May 18</b>	Meeting with DPE, Council and Mirvac	Fundamental issues previously tabled by Mirvac in relation to Council's requested revised Gateway discussed.
<b>1 Jun 18</b>	Revised VPA offer made to Council	Revised VPA offer made by Mirvac as requested by Council comprising a synthetic soccer field, dedication of 2.493ha of public open space and upgrade and dedication of the perimeter road.
<b>18 Jun 18</b>	Revised Gateway Determination	Revised Gateway Determination received comprising a 600 dwelling cap on the site, timeframe for completing the LEP extended by 3 months (to 31 January 2019).
<b>28 Jun 18</b>	Meeting with RMS	Mirvac and Ason Traffic Engineers brief RMS. SIDRA model provided to RMS following the meeting.
<b>6 Jul 18</b>	Meeting with Council	Discussed revised Gateway (E2 zoning, 86m <sup>2</sup> minimum lot size, FSR, height of buildings) and revised VPA and DCP with Council.
<b>3 Aug 18</b>	Meeting with DPE	Discussed status of Planning Proposal and forest dedication offer.
<b>25 Sep 18</b>	Council meeting (approval #3)	Council support public exhibition of the proposal (incl. draft VPA & DCP).
<b>22 Oct 18</b>	Meeting with RMS and DPE	Attended by Mirvac and Ason Traffic Engineers. Additional information and updated SIDRA modelling provided following the meeting.
<b>12 Nov 18</b>	Letter provided to DPE regarding Koalas	As requested by DPE.
<b>13 Nov 18 &amp; 17 Nov 18</b>	Community Consultation	Open and advertised community information and consultation sessions held by Mirvac at Pennant Hills Sports Club.
<b>29 Nov 18</b>	Gateway Alteration	Timeframe extended by 6 months (to 31 July 2019). Public exhibition approved.
<b>30 Nov 18</b>	Council meeting - Demolition DA pre-lodgement meeting	Attendees: Council assessments team, Mecone (planner), Keystone Ecological (ecologist), Northrop (civil engineer) and Mirvac.
<b>14 Feb 19</b>	Meeting with RMS	RMS confirms no objection to the rezoning.
<b>27 Feb 19</b>	Meeting with Council	Discussed outstanding VPA items and comments received from Council on 18 February 2019.
<b>11 Apr 19</b>	Letter to Minister for Planning and Public Spaces	Letter seeks progression of Mirvac's forest dedication offer of 28 March 2018. Acknowledgement received 21 May 2019.
<b>16 Apr 19</b>	Council confirm draft VPA	Draft VPA agreed with Council following extensive correspondence and amendments as accommodated by Mirvac.
<b>18 Apr 19</b>	Letter to Local MP Elliot and adjoining MP Williams	Letter seeks progression of Mirvac's forest dedication offer of 28 March 2018.
<b>30 Apr – 31 May 19</b>	Public exhibition	Planning Proposal, draft VPA and draft DCP exhibited. Submissions made to Council from the community and relevant public authorities. OEH submission received late (dated 14 June 2019).
<b>1 May 19</b>	Mirvac and DPE meeting	Mirvac meets with DPE and provide an update on status of Planning Proposal.

<b>9 May 19</b>	Mirvac meeting with Council	Meeting to review DCP in detail in relation to the submitted urban design report.
<b>21 May 19</b>	Mirvac meeting with Council	Further follow up meeting on DCP items.
<b>31 May 19</b>	Submission to Council by Mirvac	Submission included suggested amendments to the draft DCP and LEP map.
<b>20 Jun 19</b>	Mirvac meeting with Council	Updated CAD file provided to ensure proposed LEP map is based on the most accurate field and survey information available. Key issues raised in submissions and next steps agreed.
<b>25 Jun 19</b>	Mirvac meeting with DPIE	Submissions received during public exhibition discussed. DPIE suggested Mirvac directly engage with Forestry Corporation NSW regarding forest dedication.
<b>19 Jul 19</b>	Mirvac provides responses to public authority submissions	Mirvac provides responses to public authority submissions received from Hornsby Council, RMS, TFNSW, Sydney Water, Endeavour Energy and Urban Growth / Landcom provided to DPIE and Council.
<b>22 Jul 19</b>	Mirvac provides response to the OEH submission	Mirvac provides a response to the OEH submission, individually addressing each item raised by the OEH provided to DPIE and Council.
<b>9 Aug 19</b>	Gateway Alteration	Timeframe extended by a further 6 months to 31 January 2020.
<b>9 Aug 19</b>	Submission by Mirvac on Council Draft LSPS	Submission by Ethos Urban on behalf of Mirvac requesting acknowledgement of the Proposal in Council's draft LSPS.
<b>28 Aug 19</b>	Mirvac meeting with Council	Discussed draft DCP and OEH submission. Additional Powerful Owl assessment subsequently provided, as requested by Council.
<b>6 Sep 19</b>	Meeting with RMS	RMS, Ason (traffic engineer), FPD (planner) and Mirvac in attendance. RMS subsequently provided a submission to Council confirming there are no outstanding items relevant to the Planning Proposal.
<b>11 Sep 19</b>	Meeting with DPIE, Council and Mirvac	Further ecological and bushfire information requested, subsequently submitted to Council and DPIE.
<b>30 Sep 19</b>	IBM lease expiry	IBM lease expires.
<b>4 Nov – 21 Nov 19</b>	Briefings held with Councillors and Mayor	Mirvac provides "mythbusting" information session to Councillors who accepted invitation to meet and Mayor.
<b>26 Nov 19</b>	Council Meeting	Council report recommends the Proposal be forwarded to DPIE for finalisation post exhibition. The Proposal remains unchanged from the three previous Council meeting approvals.  12 Councillors were present at the meeting with 1 Councillor absent.  Decision: 6 for, 6 against. Mayoral casting vote resolved to not support the proposal being forwarded to DPIE.
<b>13 Dec 19</b>	Meeting with Mirvac and DPIE	Meeting arranged to occur 13 December 2019 between Mirvac and DPIE to discuss next steps moving forward.
<b>16 Mar 20</b>	Meeting with DPIE	EES' ecological comments discussed.
<b>19 Mar 20</b>	Meeting with DPIE and EES	Ecological items discussed.

<b>2 Apr 20</b>	Final recommendations issued by EES	Final recommendations issued by EES to DPIE: 1. Removal or relocation of the soccer field 2. Rehabilitation of the soccer field area  Reduction of development footprint to outside the EEC forest area
<b>17 Apr 20</b>	Meeting with DPIE	Additional information requested by DPIE relating to ecological items.
<b>15 May 20</b>	Letter to DPIE	Letter reconfirming previous offer of dedication of forest area to the State.
<b>18 Jun 20</b>	Rezoning completed and LEP made	DPIE advise Rezoning approved and LEP made.
<b>23 Jun 20</b>	GIS file of final zoning boundaries issued by DPIE	Email from DPIE to Mirvac.
<b>8 Jul 20</b>	Bushfire Hazard Reduction Certificate issued	Hazard Reduction Certificate issued by RFS for western boundary for protection of the neighbouring houses.
<b>28 Aug 20</b>	Briefing to Council's ecological team	Team introductions and briefing on ecological studies & process completed to date.
<b>11 Sep 20</b>	Meeting with Local Indigenous Group Representative	Site walk with Darug People representative Ros Fogg onsite.
<b>15 Oct 20</b>	Demolition DA submitted	DA seeking consent to demolish existing redundant improvements.
<b>27 Oct 20</b>	Community Reference Group (CRG) established	12 local community members selected to be part of the consultative reference group. First meeting held via Microsoft Teams. Briefing provided on the site and demolition DA.
<b>9 Nov – 9 Dec 20</b>	Demolition DA notification period	125 neighbouring residents notified. Approximately 500 submissions received, most a proforma objection letter.
<b>4 Dec 20</b>	Pre-DA meeting with Council	Pre-DA meeting for Stage 1 Concept and Civil Works DA.
<b>15 Dec 20</b>	2 <sup>nd</sup> CRG Meeting Held	Briefing on the site wide concept design proposal following rezoning.
<b>15 Jan 21</b>	RFI from Council on Demolition DA items	RFI on Demolition DA items relating to ecology, vegetation management and civil engineering.
<b>10 Feb 21</b>	Briefing with The Glade residents	Briefing on upcoming sewer and vegetation management works.
<b>12 Feb 21</b>	Response to Council's Demolition DA RFI	Response to engineering items and updated documentation issued.
<b>5 Mar 21</b>	Response to Council's Demolition DA RFI	Response to ecological and vegetation management items and updated documentation issued.
<b>5 Mar 21</b>	Response to Demolition DA submissions	Response to issues raised in community submissions.
<b>10 Mar 21</b>	Meeting with Council officers	Meeting with Council assessment team.
<b>15 Jun 21</b>	Meeting with West Pennant Hills Valley Association	Open advertised community consultation session held by Mirvac at WPH Valley Community Centre
<b>18 June 21</b>	Meeting with Council officers	Meeting with Council assessment team.
<b>16 July 21</b>	Meeting with Council officers	Pre-DA meeting for Southern housing Precinct DA

<b>20-Sep-21</b>	Demolition DA Determination	Local Planning Panel determination of Demolition DA - 585/2021/HC
<b>18-Oct-21</b>	Concept Plan DA Submitted	Concept Plan DA lodged on Planning Portal
<b>18-Oct-21</b>	Apartments DA Submitted	Apartments DA lodged on Planning Portal
<b>18-Oct-21</b>	Housing South DA Submitted	Housing South DA lodged on Planning Portal
<b>30-Nov-21</b>	Concept Plan DA Lodgement	DA formally lodged with Council - 859/2022/JP - DA lodgement Fees paid
<b>30-Nov-21</b>	Apartments DA Lodgement	DA formally lodged with Council - 861/2022/JP - DA lodgement Fees paid
<b>30-Nov-21</b>	Housing South DA Lodgement	DA formally lodged with Council - 860/2022/JP - DA lodgement Fees paid
<b>8-Dec-21</b>	Design Excellence Panel #2	Meeting with The Hills Shire Council Design Excellence Panel to present Concept Plan DA and Apartments DA
<b>13-Dec-21</b>	Community Reference Group #4	8 community members attended the meeting via teams. All 3 recently lodged DA were communicated to CRG members.
<b>17-Dec-21</b>	Concept Plan DA - Public Exhibition	Statutory period for notification and public submissions commences
<b>17-Dec-21</b>	Apartments DA - Public Exhibition	Statutory period for notification and public submissions commences
<b>17-Dec-21</b>	Housing South DA - Public Exhibition	Statutory period for notification and public submissions commences
<b>21-Dec-21</b>	Sydney Central Planning Panel	Kick off briefing with Sydney Central Planning Panel Chair to present all three recently lodged DA's - Concept Plan DA (859/2022/JP) - Housing South DA (860/2022/JP) - Apartments DA (861/2022/JP)
<b>22/12/21</b>	Design Excellent Panel #2 - minutes	DEP minutes issued by Council
<b>23-Dec-21</b>	DA - RFI - Concept MAster Plan	Received request for additional information from Council - Stop the Clock
<b>23-Dec-21</b>	DA - RFI - Housing South	Received request for additional information from Council - Stop the Clock
<b>23-Dec-21</b>	DA - RFI - Apartments	Received request for additional information from Council - Stop the Clock
<b>17-Jan-22</b>	Sydney Central Planning Panel - minutes	Copy of minutes provided
<b>19-Jan-22</b>	RMS Meeting	Meeting held with RMS
<b>7-Feb-22</b>	Concept Plan DA - Public Exhibition	Statutory period for notification and public submissions due to close
<b>7-Feb-22</b>	Apartments DA - Public Exhibition	Statutory period for notification and public submissions due to close
<b>7-Feb-22</b>	Housing South DA - Public Exhibition	Statutory period for notification and public submissions due to close
<b>25-Feb-22</b>	Subdivision DA	Subdivision DA lodged with Council
<b>28-Feb-22</b>	DA- RFI's	Respond to DA- RFI's - Clock to restart
<b>28-Feb-22</b>	DA- RFI's	Council confirmed that the Clock has Restarted - 28 Feb 2022
<b>3-Mar-22</b>	Concept Plan DA	Meeting held with Council in regards to Low Density Housing Design Guidelines VS Site Specific Design Guidelines

<b>17-Mar-22</b>	Sydney Central City Planning Panel Briefing Date	Sydney Central City Planning Panel Briefing Date
<b>17-Mar-22</b>	Sydney Central City Planning Panel Briefing Date	Minutes from the meeting received
<b>23-Mar-22</b>	DA- RFI's	Engineering & Landscaping
<b>28-Mar-22</b>	DA- RFI's	Ecology
<b>14-Apr-22</b>	Public Submission	Response to public submission provided to Council
<b>20-Apr-22</b>	Design excellence Panel #2	Submit response back to Council on DEP #2
<b>20-Apr-22</b>	DA-RFI's	RFI's submission to Council – Landscape, ADG and Waste
<b>22-Apr-22</b>	DA-RFI's	RFI's submission to Council – Engineering and Ecology
<b>26-Apr-22</b>	CRG Meeting #5	Community Reference Group meeting held.
<b>29-Apr-22</b>	Concept Plan DA	Final – Site Specific Design Guidelines issued to Council
<b>27-May-22</b>	Concept Plan DA	RFI's submission to Council
<b>20-Jun-22</b>	Concept Plan DA	RFI's submission to Council – Ecology
<b>28-Jun-22</b>	Concept Plan DA – Re-Public Exhibition	Statutory period for notification and public submissions commences
<b>28-Jun-22</b>	Apartments DA – Re-Public Exhibition	Statutory period for notification and public submissions commences
<b>28-Jun-22</b>	Housing South DA – Re-Public Exhibition	Statutory period for notification and public submissions commences
<b>8-Jul-22</b>	Hoarding	Door knocked on neighbouring properties to obtain feedback on hoarding colour. Residences supported the hoarding.
<b>19-Jul-22</b>	Concept Plan DA - Re-Public Exhibition	Statutory period for notification and public submissions due to close
<b>19-Jul-22</b>	Apartments DA - Re-Public Exhibition	Statutory period for notification and public submissions due to close
<b>19-Jul-22</b>	Housing South DA - Re-Public Exhibition	Statutory period for notification and public submissions due to close
<b>28-Jul-22</b>	DA-RFI's	Submitted response to submissions
<b>5-Aug-22</b>	DA-RFI's	Council submitted RFI's
<b>9-Aug-22</b>	DA-RFI's	Meeting held with Council in regards to RFI's
<b>16-Aug-22</b>	DA-RFI's	Response to Council RFI's
<b>26-Aug-22</b>	DA-RFI's	Council submitted further RFI's
<b>16-Sep-22</b>	DA-RFI's	Response to Council RFI's
<b>7-Oct-22</b>	Concept Plan DA	Draft conditions issued by Council for review
<b>7-Oct-22</b>	Apartments DA	Draft conditions issued by Council for review
<b>7-Oct-22</b>	Housing South DA	Draft conditions issued by Council for review
<b>11-Oct-22</b>	Concept Plan DA	Response submitted back to Council in regards to draft conditions
<b>11-Oct-22</b>	Apartments DA	Response submitted back to Council in regards to draft conditions
<b>11-Oct-22</b>	Housing South DA	Response submitted back to Council in regards to draft conditions
<b>14-Oct-22</b>	Concept Plan DA	Feedback from Council in regards to proposed draft condition changes.
<b>14-Oct-22</b>	Apartments DA	Feedback from Council in regards to proposed draft condition changes.
<b>14-Oct-22</b>	Housing South DA	Feedback from Council in regards to proposed draft condition changes.
<b>19-Oct-22</b>	Sydney City Central Planning Panel	DA assessment report issued to SCCPP

<b>27-Oct-22</b>	Concept Plan DA	Panel Meeting held 27 Oct 22
<b>27-Oct-22</b>	Apartments DA	Panel Meeting held 27 Oct 22
<b>27-Oct-22</b>	Housing South DA	Panel Meeting held 27 Oct 22
<b>15-Nov-22</b>	Concept Plan DA	DA Approval
<b>15-Nov-22</b>	Apartments DA	DA Approval
<b>15-Nov-22</b>	Housing South DA	DA Approval
<b>22-Nov-22</b>	Community Reference Group #6	10 local community members attend CRG #6. Meeting was held via Microsoft Teams. Briefing provided on the recently approved DA for Concept Plan, Housing South and Apartments and program on site works.
<b>8-Dec-22</b>	Department of Planning and Environment - Apartment DA	Control Activity Approval from DPE received
<b>9-Dec-22</b>	Concept Plan DA	Meeting held with Council with clarify DA conditions
<b>9-Dec-22</b>	Housing South DA	Meeting held with Council with clarify DA conditions
<b>9-Dec-22</b>	Apartment DA	Meeting held with Council with clarify DA conditions
<b>14-Dec-22</b>	Department of Planning and Environment – Concept and Civil DA	Control Activity Approval from DPE received