

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	29 April 2020 11.30am to 12.35pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

**2018SWC076 - Bull and Bush Hotel – PP\_2016\_THILL\_016\_00**

**360-378 Windsor Road, Baulkham Hills**

The planning proposal seeks to rezone the site at 360-378 Windsor Road, Baulkham Hills from R1 General Residential to B2 Local Centre and increase the achievable maximum height of buildings and floor space ratio applying to the site under The Hills Local Environmental Plan 2019. The amendment would facilitate a mixed-use retail/commercial and residential development on the site, which includes the following:

- a minimum of 6,040m<sup>2</sup> of commercial and retail floor space (including a hotel/pub);
- a minimum of 2,500m<sup>2</sup> of community floor space (including library and community centre floor space); and
- 20,582m<sup>2</sup> of residential floor space (approximately 200 units).

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair Clare Brown Ken McBryde
<b>APOLOGIES</b>	Gabrielle Morrish
<b>DECLARATIONS OF INTEREST</b>	Chandi Saba and Mark Colburt advised that they had been at meetings when the Bull & Bush Hotel application was discussed at Council.  David Ryan advised that City Plan provided advice to a client several years ago about a planning proposal for this site and that he may have a perceived conflict of interest.  Stewart Seale advised that he was Manager Forward Planning at the time this application commenced, and that he signed off on several reports to Council as well as the draft VPA, and was accordingly conflicted.

**OTHER ATTENDEES**

<b>DEPARTMENT OFFICERS</b>	Gina Metcalfe – Acting Director, Central (Western) Elizabeth Kimbell – Senior Planning Officer, The Hills & Hawkesbury
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

**Planning Panels Secretariat**

## BACKGROUND

A copy of the planning proposal, agency and community submissions, and a submissions report by the Department has been provided to the Panel. This briefing meeting is for the Panel to meet with the Department to clarify the background to both the application and emerging issues.

The application is to be determined at the Panel meeting scheduled for 18 May 2020.

## ISSUES DISCUSSED

The following matters were discussed:

- The application of Clause 7.11 of the Hills LEP 2019, and allowances for bonus FSR, in relation to the site.
- Traffic and transport studies, noting that Council's preference is for a grade separated intersection whereas Transport for NSW has raised no objection to the proposal and has indicated they would be satisfied with a deceleration lane.
- Council's position with regard to community facilities on the site, noting that Council has expressed a preference for community facilities, and related FSR, to be excised from the proposal.
- Heritage considerations and the merits of the Bull & Bush Hotel building, noting that this building has been significantly altered and added-to over time.
- The importance to the community of the site, which they value for cultural heritage reasons.
- Requirement for a site specific DCP and whether the objectives of a DCP could be better achieved through the inclusion of Local Provisions, resulting in prescriptive controls in the LEP. In addition whether a 'concurrence layer' could be provided to enable Transport for NSW to approve the proposed deceleration lane, which has not yet been designed.
- The proposed 'maximum height' control, and whether height should be varied across the site to optimise solar access to the public domain, and build-up to address the intersection of Windsor Road and Seven Hills Road.

The Panel sought the assistance of the Department to provide as soon as possible for the Panel's review:

- The original draft VPA related to the planning proposal.
- Council's draft DCP for the site.

The Panel supported the Department advising Council of the issues discussed (as above), with a view to understanding whether Council would have alternative options to put forward regarding community facilities and the need for a site specific DCP in particular.

## Planning Panels Secretariat

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