

BRIEFING DETAILS

BRIEFING/DATE/TIME	15 September 2020 10.00am to 11.22am
LOCATION	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 6,040m² of commercial and retail floor space (including a hotel/pub);
- a minimum of 2,500m² of community floor space (including library and community centre floor space); and
- 20,582m² of residential floor space (approximately 200 units).

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) Ken McBryde Clare Brown
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Chandi Saba and Mark Colburt advised that they had previously been at meetings when the Proposal 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, resulting in a perceived conflict of interest. Stewart Seale advised that he was conflicted as he was the Manager Forward Planning at the time this Proposal commenced.

OTHER ATTENDEES

DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT REPRESENTATIVES	Elizabeth Kimbell - Place Manager, The Hills & Hawkesbury Jane Grose - Director Central (Western)
APPLICANT REPRESENTATIVES	Mark Grayson, Director – Knight Frank Town Planning Nicholas Cavallo, Senior Town Planner – Knight Frank Town Planning Chemaine Shehadeh, Planning Manager – Dylam Darko Hizar, Principal Architect – Dylam Nathan Wall, Development Planner – Dylam Ken Hollyoak (Director) The Transport Planning Partnership (TPPP)

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COUNCIL REPRESENTATIVES	Nick Carlton – Manager – Forward Planning Kayla Atkins – Senior Town Planner Megan Munari – Principal Co-ordinator, Forward Planning Apology received - David Reynolds – Group Manager - Shire Strategy, Transformation & Solutions
OTHER	Suzie Jattan – Panel Secretariat

PANEL NOTES/KEY ISSUES DISCUSSED:

1. The Panel was provided a working draft DCP and the Proponent team provided a comparison against the draft DCP previously prepared by the Council.
2. Proponent has revised site layout and development concept with the intention of responding to Council, community and TfNSW issues however proposed LEP height and FSR controls under the planning proposal would remain the same as that submitted.
3. Key changes from earlier site development concept and planning proposal are:
 - a. Deletion of the right-hand turn into the site from Windsor Road
 - b. Provision of 11 metre setback to Windsor Road and 10m setback to Seven Hills Road to accommodate TfNSW road widening
 - c. Introduction of public plaza and pedestrian through site link
 - d. Confirmation of demolition of Bull and Bush Hotel
 - e. Remove any requirement for a minimum % of non-residential development to be delivered on site.
4. Council representatives confirmed that the elected Council had resolved to accept the draft VPA in principle subject to legal review and negotiation on the delivery of the proposed community facility and resolution of certain design issues. After these matters were resolved a draft VPA could be exhibited. Council confirmed the “public plaza” / “through site link” is proposed to be privately owned but publicly accessible. It is not intended to be dedicated to Council.
5. The Panel noted the briefing material, however is unable to provide the Proponent detailed feedback given the preliminary nature of the draft DCP. However, the Panel sets out the following matters that the Proponent should address in further developing the draft DCP:
 - a. Details of the urban design principles and solutions for delivering the nominated areas of active frontage, the proposed height of building controls, function of the through site link and public plaza and how these spaces will integrate with the form and function of the future buildings on site. There should be correlation between the proposed LEP height of building control and storey control in the DCP
 - b. Urban design and architectural solutions are required to demonstrate how the future development of the site will retain the primacy of the site on the corner of Windsor Road and Seven Hills Road
 - c. Demonstrate how the proposed public plaza will integrate with the broader community spaces located to the south west
 - d. Quantification of building setbacks to the site boundary post TfNSW widening of Windsor Road and Seven Hills Road
 - e. Quantification of available deep soil planting and landscape open space post TfNSW widening of Windsor Road and Seven Hills Road
 - f. A heritage impact statement including mitigation measures that responds to the proposal to demolish the Bull and Bush Hotel in totality
 - g. Demonstrate how the site will be serviced in terms of service deliveries and access generally in the context of removal of the right-hand turn from Windsor Road

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- h. An arborist report assessing the health of the trees on site and consideration as to how significant trees can be integrated into the concept layout for the site
 - i. Include all relevant diagrams and graphic material to demonstrate intent
 - j. Requirement for a Design Excellence Competition
 - k. Quantification of car parking and bike parking provision on site and the standards under which it is being provided.
- 6. In further developing the draft DCP the Proponent should note that the Panel at this stage does not support:
 - a. The removal of a requirement for the provision of a minimum quantum of non-residential development on site
 - b. The assertion that 15 stories can meet the 49m Height Limit given the importance of a greater floor to floor height than 3.1m for ground floor uses.
- 7. The Panel notes that the next version of the draft DCP is proposed to be submitted by the Proponent to the Department of Planning, Industry & Environment by 5 October 2020
- 8. The Department of Planning, Industry & Environment will advise the Proponent of next steps and the process to be followed from this point in time. Council raised concern in terms of how the DCP will be adopted, noting that Council has resolved not to proceed with the planning proposal or DCP for the site.

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