

MEETING DETAILS

MEETING DATE / TIME	Thursday 20 October 2016
LOCATION	The Hills Council, 3 Columbia Court, Baulkham Hills

BRIEFING MATTER
2015SYW152 – Blacktown – JRPP-15-769

11 and 17-23 Mavis Street and 1-3 Rooty Hill Road South, Rooty Hill

Mixed use development comprising 1 x 4-storey mixed use building and 52 at-grade car parking spaces; 1 x 3-storey residential care facility above 1 level of basement parking containing 24 car spaces; 4 x 4-storey in-fill self-care housing with 3 residential levels above 120 car spaces at ground level; 1 x single storey communal facility building; and associated landscaping, fencing, path paving and site works.

ATTENDEES

PANEL MEMBERS	Mary-Lynne Taylor (Chair) Bruce McDonald Stuart McDonald
COUNCIL ASSESSMENT STAFF	Rebecca Gordon Judith Portelli
OTHER	Lisa Foley, Planning Panels Secretariat

KEY ISSUES DISCUSSED
Inspection of the site with Rebecca Gordon:

Was shown the closeness of the local hotel objector, advised of Council's concern to retain a street tree, observed the local shopping centre and the close rail access and the local parking situation.

Observed the heritage item in the vicinity and discussed the proposed acoustic fencing between the hotel and the subject site to be provided by the applicant and have an acoustic impact.

Briefing session at Council:

Panel was advised that conditions had been amended as the applicant amended the plans to adopt Council's suggested conditions. A final set of conditions was presented to the panel and later to the applicant. The panel was advised that the deferred commencement conditions were still required in relation to NSW Rail and site contamination and the Panel agreed with the additional conditions requiring a RAP to confirm remediation.

Conditions generally were discussed, the acoustic requirements were discussed and the panel was advised that the final amended conditions were satisfactory to the applicant.