

MEETING DETAILS

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

BRIEFING MATTER

2015SYW213 – The Hills – DA 913/2016/JP

Lot 101 DP 1195876 – 2B Hector Court, Kellyville

Residential Flat Building development

ATTENDEES

PANEL MEMBERS	Mary-Lynne Taylor (Chair) Bruce McDonald Stuart McDonald Stewart Seale
COUNCIL ASSESSMENT STAFF	Cameron McKenzie Kristine McKenzie James McBride Paul Osbourne
OTHER	Lisa Foley, Planning Panels Secretariat (not site visit)

KEY ISSUES DISCUSSED

- Four members of the panel visited the site with Council officers Cameron McKenzie, Kristine McKenzie and Paul Osbourne.
- The development on all adjoining sites was observed and an explanation of the early history of the residential flat building zoning was given.
- The panel noted the R3 zoning to the west on recently built medium density town houses, the existing and substantial residential housing to the south and the open space available for the commercial development.
- The changes to the local roads were explained (closure of Hector Court) and extension of road to the east of the site at the applicant's expense. Panel also visited a recently completed development with similar zoning as an example of a site meeting the DCP controls.
- During the briefing meeting, Council's consistency in applying the DCP density controls (in the absence of a specific FSR control) was explained and discussed. Council also explained their concerns about non-compliance with its DCP residential flat building controls. Also discussed was the distance of the site from the nearest railway station, resident concerns about additional traffic and parking and conditions generally. The setbacks and landscaping were explained. Council's reasons for refusal were also discussed.