

MEETING DETAILS

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

BRIEFING MATTER

2016SYW063 – The Hills – DA 1395/2016/JP

11-13 Solent Circuit, Baulkham Hills

Demolition of existing structures and the construction of two mixed use buildings

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

KEY ISSUES DISCUSSED

- Briefing commenced on site where the proposed new development was explained in relation to adjoining development and the proposal for public domain improvement. The Panel observed the street configuration and the availability of parking.
- At the later briefing, conditions of consent were discussed and explained by Council staff, including resolution of privacy issues, balcony screening, car parking management between the various uses on the site and the amenity of the lakeside access and the amount of commercial and retail provided was explained. The closeness of the future rail link was discussed together with the amendments to the planning controls allowing greater floor space ratios. The terms of the relevant contributions plan and the relevance of the VPA were explained together with the manner in which amenity might be, eg, playing of movies in the open air.
- Conditions generally were discussed and advised to be satisfactory to the applicant.