

MEETING DETAILS

MEETING DATE / TIME	Thursday 20 December 2018 4.30pm to 5.00pm
LOCATION	The Hills Shire Council, 3 Columbia Ct, Baulkham Hills

BRIEFING MATTER:

2018SWC045 – The Hills Shire Council – 1146/2016

Address - 105 Bella Vista Drive, BELLA VISTA (Lot 11 DP 1026150)

Description - Section 4.55 (2) Modification to an approved mixed-use development

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Acting Chair) Mary-Lynne Taylor Peter Brennan
APOLOGIES	Chandi Saba
DECLARATIONS OF INTEREST	Mark Colburt

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Justin Keen Paul Osborne
OTHER	Planning Panel's Secretariat: Suzie Jattan

KEY ISSUES DISCUSSED AND MATTERS TO BE IN THE COUNCIL ASSESSMENT REPORT

- Objections received but mainly relating to the original proposal now approved
- Reduction in common open space requires justification
- FSR may not comply with definition in the LEP and could be over the limit, proponent to confirm
- Some DCP breaches eg. Back of awning, undersized approved FSR needs resolution, parking spaces
- Community title subdivision plans are needed and have not been provided
- Streetscape – further design amendments required to reduce perceived massing
- Adequacy of private open space – may not be sufficient area as originally approved.