

MEETING DETAILS

MEETING DATE / TIME	Thursday 20 December 2018 3.30pm to 3.50pm
LOCATION	The Hills Shire Council, 3 Columbia Ct, Baulkham Hills

BRIEFING MATTER:

2018SWC096 – The Hills Shire Council – 192/2019

Address – 16-26 Chapman Ave and 17-27 Dawes Ave Castle Hill

Description – Demolition of existing structures on the site and construction of 3 x residential flat buildings (Building A is 6-9 storeys with 101 units, Building B is 6-8 storeys with 79 units and Building C is 6-8 storeys with 86 units). A basement carpark is proposed comprising 431 car spaces.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cynthia Dugan Paul Osborne
OTHER	Planning Panels Secretariat: Suzie Jattan

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

- Variation to height standard, bonus FSR applies, discrepancy between the two standard – clause 4.6 variation required and its proposes substantial variation which may not be justified by shadowing and amenity impacts
- Building length – maximum is exceeded
- Proposal needs to be reviewed by Design Review Panel and further amendment may occur
- Outstanding matters – waste management, landscaping, environmental health and engineering details.