

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	18 February 2021 9.50am to 10.10am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSCC-150 – The Hills Shire – DA488/2021/JP, 36 Carrington Road, Castle Hill, Demolition of Existing Structures and Construction of Three Mixed Use & Four Residential Flat Buildings of varying heights between 8-12 storeys. The development comprises of 811 units, lower ground level neighbourhood shops and three level basement car parking (1048 car spaces).

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg (Chair) David Ryan Mark Colburt Noni Ruker
<b>APOLOGIES</b>	Chandi Saba and Gabrielle Morrish
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL STAFF</b>	Cynthia Dugan - Principal Coordinator Development Assessment Cameron McKenzie – Group Manager Development and Compliance Paul Osborne – Manager Development Assessment
<b>OTHER</b>	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

**KEY ISSUES DISCUSSED:**

- Proposal has been to the Design Review Panel (DRP) twice. Both times revisions to the proposal have been requested in response to several key issues. The Panel recognises the importance of endorsement by the DRP subject to the resolution of issues.
- In particular, the Panel notes:
  - The proposed application of the RE1 land which forms part of the site to increase building bulk through the transfer of FSR requires robust consideration by Council to ensure overdevelopment of the site does not result, and to check that an unsustainable precedent for extracting value from RE1 land is not established.
  - The riparian setbacks appear to be able to be achieved or even exceeded on such a large site, noting that further discussion is required as to the categorization of the creek, and hence the setback depth. The Panel is advised that Council is awaiting information from the Natural Resources Access Regulator in this regard.

- The Panel observes that the proposal does not currently comply with the incentive FSR provision under Clause 9.7. Further investigation is required by Council into the applicant's request for a variation of 14.5% to the incentive FSR.