



BRIEFING DETAILS

BRIEFING/DATE/TIME	17 June 2021 10.30am to 11.00am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-150 – The Hills Shire - DA 488/2021/JP – 30-36 Carrington Road, 33-39 and 36-44 Ashford Avenue and 7-13 Partridge Ave Castle Hill Lot 1 DP565622, Lots 2-6 DP 259490, Lot 7 DP608175, Lots 249-250 DP 249973, Lots 601-604 DP250636 and Lots 501-504 DP249899 Demolition of Existing Structures and Construction of Three Mixed Use and 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

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Noni Ruker
APOLOGIES	Mark Colburt
DECLARATIONS OF INTEREST	Chandi Saba advised that she was present in the Council meeting when the Planning Proposal for this site was discussed.

OTHER ATTENDEES

COUNCIL STAFF	Cameron McKenzie - Group Manager Development and Compliance Paul Osborne – Manager Development Assessment Cynthia Dugan - Principal Co-ordinator, Development Assessment
OTHER	Suzie Jattan – Planning Panel Secretariat George Dojas – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- FSR in relation to technical requirements related to the recreational land and incentive provisions. The Panel noted that clarifications regarding FSR are required from the applicant.
- Further clarification and details are required from the applicant with regard to bulk and scale, setbacks from the creek, flooding, engineering and stormwater management issues.
- Council's DRP considered the proposal in December 2020, at which time it was not regarded as demonstrating design excellence. In response to those comments the applicant has made substantial changes to the proposal, and a further DRP review is scheduled for next week.
- Sydney Metro have expressed concern that the proposal is not optimal in relation to transit-oriented development, for example with regard to parking provision. However the proposal is compliant with Council's DCP requirements.

- **Overall**, the Panel expressed:
 - Strong support for Council’s ongoing work to develop a masterplan for the Cattai Creek, noting that the Panel supports setbacks of 20m from the Creek to achieve a sympathetic design interface as well as for environmental and ecological reasons.
 - Keen awareness of the importance of the development considering the scale of the proposal in this new and evolving precinct; its proximity to the Creek and riparian corridor, as well as easy access to the new Metro station.