

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	8 December 2021 10.30am to 11.00am
<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>	Roberta Ryan – Acting Chair Noni Ruker
<b>APOLOGIES</b>	Abigail Goldberg and Mark Colburt
<b>DECLARATIONS OF INTEREST</b>	Chandi Saba advised that she was present in the Council meeting when the Planning Proposal for this site was discussed.  David Ryan advised that his company is providing planning advice to an adjoining property owner.

**OTHER ATTENDEES**

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

**KEY ISSUES DISCUSSED:**

- A complete Development Application package has not yet been submitted and is currently being finalised by the Applicant.
- Council's briefing note indicates a number of outstanding issues yet to be addressed including (but not limited to); updated SEE, minimum unit sizes, Clause 4.6 written submission for the amended design, clarification of delivery of works in RE1 land, the scope and cost of works in RE1 Land required for the development proposal, flood planning, ecology, landscaping, setbacks to RE1 land, subdivision and staging plans, stormwater, road engineering, vehicular circulation, waste, mix of uses, non-compliances with DCP, consideration of Cattai Creek Masterplan.

- The requirement to achieve Design Excellence; endorsement by the Design Review Panel, is paramount for approval. Endorsement has not yet been achieved.
- The DRP has identified a number of outstanding issues including (but not limited to): interface areas, setbacks, streetscape, internal layout design, architecture, fine-grain built form, landscaping.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR THE FIRST QUARTER OF 2022**