

BRIEFING DETAILS

BRIEFING/DATE/TIME	18 February 2021 9.30am to 9.50am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-157 – The Hills Shire – DA677/2021/JP, 1A-1B, 1 President Road Kellyville
Demolition of a Heritage Item and Construction of a Medical Centre

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL STAFF	James Gibbeson – Senior Town Planner Cameron McKenzie – Group Manager Development and Compliance Paul Osborne – Manager Development Assessment
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Two submissions have been received regarding the heritage item and traffic congestion.
- The locally listed heritage item would need to be demolished in order to be restored due to its current poor and dilapidated physical state. As such, restoration is not considered viable.
- Setbacks to the classified road are approximately 6-7m rather than the 10m required. Council is working with the applicant to resolve a suitable setback distance. The Panel considers that robust justification for any setback variation is required to be produced by the applicant, noting that underground carparking may assist in resolving a wider setback as well as improving site layout and utilisation. Desired future local character, including setbacks in the local area, should also be taken into account in relation to proposed setbacks.
- Council agreed to confirm whether RMS has plans for road widening affecting the site, noting that this has not been indicated to date. Council was also asked to confirm whether RMS has plans for intersection embellishment for Wrights Road, which is south of the site parallel to President Road.
- The Panel observes that carparking is currently proposed to be above ground, resulting in minimal landscaping, large undercroft areas and inactive street frontages. There is a requirement for

around 100 car spaces with the current scheme indicating 85 spaces. The Panel encourages investigations into underground carparking, as noted above, to achieve a more compact footprint, compliant carparking requirements, increased landscaping and active street frontages.