

BRIEFING DETAILS

BRIEFING/DATE/TIME	21 January 2021 9.30am to 9:50am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-159 – DA/676/2021/HA – The Hills Shire, Lots 4, 5 & 6 DP 28954, Nos. 35-39 Yattenden Crescent, Baulkham Hills

Demolition of existing structures and construction of a residential flat building under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL STAFF	Cameron McKenzie – Group Manager Development and Compliance Paul Osborne – Manager Development Assessment Claro Patag – Specialist Planner
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- **FSR:** noting that further calculations are required in order to determine whether the proposed FSR is reasonable as there is no designated FSR requirement for the site.
- **Determination group:** noting that there is an element of affordable housing, the DA is to be determined by the SCCPP.
- **DCP variations:** variations will be assessed on a merit basis, taking into account the impact on the site and its context, and materiality of the proposed variation.
- **Urban design:** the following matters are still to be assessed:
 - Character test
 - SEPP 65 compliance
 - Ground level interface, addressing apartments currently above ground level / subterranean
 - Floor plan layouts and interface between floors
 - Substations and hydrants, whether these are needed and if so how they are to be accommodated.