

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	19 August 2021 10.30am to 11.00am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSCC-221 - 1154/2021/JP – The Hills Shire, 7 Maitland Place, Norwest, Commercial Development comprising commercial offices, food and drink premises on the ground and roof top and basement car parking.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair David Ryan Noni Ruker Mark Colburt
<b>APOLOGIES</b>	Chandi Saba
<b>DECLARATIONS OF INTEREST</b>	Nil

**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>	Suzie Jattan – Planning Panel Secretariat

**KEY ISSUES DISCUSSED:**

- Norwest Business Park features buildings within a landscape setting, created through large 20m front setbacks. This creates a high-quality character and heightened amenity for street and building users and creates a unified and distinctive identity for the area. The proposal is by-and-large achieving this character, further minor comments include:
  - Addressing the Design Excellence Panel’s comments regarding landscape setbacks and viability of plantings over structure and the treatment of blank walls and retaining walls along street frontages.
  - The Panel reinforces the importance of mature trees, vegetation and appropriate soil depths within street setback over structures, particularly along Maitland Place.
  - Achieving a 13.5m setback along Columbia Way. Noting that achieving the full 20m front setback as per the DCP is difficult due to the narrow site width.
  - Information outstanding regarding retention of 6 trees adjoining the neighbouring site to the east.

- The Panel noted the importance of pedestrian permeability around the building; in particular the walkway along the Maitland Place elevation, adjacent to bike storage and lockers. Assess any opportunities to link back to the street to avoid a dead end to the walkway and for the walkway along the western side of the building to link through to Spurway Drive.
- The height variation over the planning controls of 1.45m is attributed to lift overruns and roof top plant.
- Council is awaiting an acoustic report regarding the roof top restaurant and potential noise impacts on the residential building to the West.
- Council is awaiting additional stormwater and traffic information from applicant.