

BRIEFING DETAILS

BRIEFING/DATE/TIME	25 August 2021 10.00am to 10.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-230 - REV-21-0009 - 105 Cudgegong Road, Rouse Hill, Blacktown – RFB - Section 8.2A Review of determination of SPP-17-00016 proposing demolition of existing structures, construction of 4 x 4 storey residential flat buildings with basement car parking, 3 lot Torrens title subdivision, construction of new roads and drainage including a temporary road.

PANEL MEMBERS

IN ATTENDANCE	Stuart McDonald- Acting Chair Ken McBryde Susan Budd Chris Quilkey Kevin Gillies
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Abigail Goldberg (Chair), Noni Ruker, Gabrielle Morrish, Kathie Collins and Moninder Singh participated in the original application on 23 December 2020.

OTHER ATTENDEES

COUNCIL STAFF	Judith Portelli Luma Araim Alan Middlemiss
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Background to reasons for DA refusal provided by Council officers.
- Two broad matters for consideration: provision of infrastructure associated with the “greenfield” site in a newly planned urban area; and acceptability of the design of the buildings and development site.
- Greenfield site that requires essential infrastructure including provision of roads and drainage.
- The applicant and the Council’s infrastructure engineers are in ongoing discussions regarding the satisfactory arrangements for coordination of essential infrastructure to service the site and also contribute to the planned roll-out for the location. Discussions are progressing in a positive direction.
- Temporary road construction and access will be required, with design details also being negotiated.

- Long term planned road network and connections is dependent upon the timing of development on other owned properties.
- Assessment of the design of the buildings is ongoing, noting some relatively minor matters associated with Apartment Design Guide (ADG) guidelines such as dimensions of rooms and provision of storage.
- The applicant has been requested to respond to these design matters.
- Other ADG matters that require more detailed assessment include:
 - Solar access to the apartments
 - Landscape design, including treatment of common circulation areas and relationship with ground floor apartments
 - Building separation based on likely development on adjoining land
- Building height exceedance associated with lift overrun and plant.
- Privacy for rooms adjacent to circulation areas.

TENTATIVE PANEL MEETING DATE: October 2021, subject to receipt of further information requested and progress with infrastructure negotiations.