

BRIEFING DETAILS

BRIEFING/DATE/TIME	17 June 2021 11.00am to 11.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-233 – 1406/2021/JP – The Hills Shire, 21 to 29-31 Hughes Ave and 38 to 40 and 42A to 50A Middleton Ave Castle Hill, Demolition of Existing Structures and Construction of 4 -8 storeys comprising of 261 units and basement parking.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Noni Ruker
APOLOGIES	Mark Colburt
DECLARATIONS OF INTEREST	Chandi Saba advised that she was present in the Council meeting when the Planning Proposal for this site was discussed.

OTHER ATTENDEES

COUNCIL STAFF	Cameron McKenzie - Group Manager Development and Compliance Paul Osborne – Manager Development Assessment William Attard – Senior Town Planner
OTHER	George Dojas – Planning Panel Secretariat Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- There was a previous DA for the site that was withdrawn.
- Received 3 submissions.
- Referrals are underway with Transport for NSW, Endeavour Energy and NSW Police.
 - Endeavour Energy is seeking some landscaping to be removed around pad mount substations.
 - Police have concerns with storage cages.
- Design is currently undergoing design development to resolve the following DCP, LEP and Apartment Design Guide items:
 - Building separation to neighbouring buildings.
 - Separation to isolated site. The application is to provide a concept to address isolated site.
 - Solar access and daylight access to be as per ADG.
 - Some apartment sizes and layouts that don't meet ADG.
 - Building setbacks minimums in DCP of 10m setback to be achieved, some elements are encroaching.

- Requires wind tunnel testing as per DCP.
- Details of offer to the isolated site owner and concept scheme for the site are to be submitted.
- Solar access to southern properties requires further modelling.
- Resource recovery and maneuvering of waste vehicles requires further refinement.
- The current proposal is seeking a variation from the Height of Buildings standard of 21m to 26.5m (26% variation). The applicant has prepared a Clause 4.6 variation with the following key reasons outlined –decanting height from the southern to northern parts of the site, to ameliorate the site’s cross fall, and the height increase is to achieve the 2.3:1 ‘incentive FSR’.
- Height limits within the precinct have looked to achieve innovation and design variety and FSR is being achieved with the current design, however the scheme is still undergoing design development.
- Design Review Panel agenda lists the following for discussion; setbacks, diversity in architectural expression, landscape on roofs, natural ventilation.