

BRIEFING DETAILS

BRIEFING/DATE/TIME	22 July 2021 10.00am to 10.25am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-241 – The Hills Shire - DA 1541/2021/JP, 40 Solent Circuit Norwest, Mixed Use Development
Comprising of Two Residential Flat Buildings Comprising of 196 Apartments, Retail, Business, Indoor Recreation and Medical Uses and Basement Carparking.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Noni Ruker Mark Colburt
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Chandi Saba declared that she was involved in calculating the VPA offer for this development application.

OTHER ATTENDEES

COUNCIL STAFF	Cameron McKenzie - Group Manager Development and Compliance Paul Osborne – Manager Development Assessment Cynthia Dugan – Principal Co-ordinator, Development Assessment
OTHER	Suzie Jattan – Planning Panel Secretariat George Dojas – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- PP is in place that enabled additional yield on site.
- Concept plan included 9 residential towers. Subject DA is a Stage 1 DA, for the built form of two residential towers with ground floor retail use. Buildings are 14 and 24 storeys respectively, and include residential, retail and business uses.
- Key issues are design excellence:
 - DEP considers proposal does not yet exhibit design excellence
 - Unclear how the two proposed towers will integrate with development, landscaping and pedestrian linkages to the east of the proposal.
- A number of variations are sought to the DCP controls however as above these are hard to assess without an understanding of the full intent for the site. Variations currently include:
 - Reduced front setbacks.
 - Extended building length.

Given the extent of variations to the DCP robust justification is required via a masterplan-concept plan for the entire land holding.

- There are a number of ADG non-compliances, including building separation.
- A local VPA has been agreed with Council. State VPA is still under negotiation.
- The Panel noted:
 - The potential for well-designed open space and landscaping at the ground level within the front setbacks (which are site specific), and across the site in general, given the density on site
 - The potential for active frontages in strategic locations, which should support activation of and surveillance over the public domain.