

BRIEFING DETAILS

BRIEFING/DATE/TIME	19 August 2021 10.55am to 11.20am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-257 - 1819/2021/JP – The Hills Shire, 63 Old Northern Road, Dural, Mixed Use Development including Health Services Facilities and Commercial Premises

PANEL MEMBERS

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

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED:

- The Panel noted that the local centre is emerging and would benefit from the introduction of DCP-type key controls so that a successful urban outcome can be realized overall. Recognising that such controls do not currently apply to this application the Panel recommends greater emphasis on the following matters in relation to assessment of the current proposal:
 - Height variation** 8.6m (86%). Panel requires greater justification in relation to the merits of the proposal itself rather than primarily in relation to the previously approved DA and in relation to the very substantial variation that is currently being proposed.
 - Access, circulation and carparking**, noting a slip-road that is currently proposed as well as driveways that edge and encircle the site. The extent of carparking is also questioned, in particular as this is surface rather than basement parking.
 - Interface with adjoining sites**, which are yet to be developed but regarding which development and a quality urban outcome should not be compromised.
 - Built form design**, which currently includes a courtyard that appears to produce a low amenity outcome, and which does not optimize the outlook to the rear of the building. The built form design is also contributing to the height variation.
- External comment is still be received from RMS.

- A number of internal referrals are still to be received.
- One submission only has been received to date, this is in relation to stormwater concerns.