

BRIEFING DETAILS

BRIEFING/DATE/TIME	24 March 2022 - 11.00am to 11.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-326 - 988/2022/JPZ - The Hills Shire - 3 Andalusian Way Castle Hill

Subdivision creating three residential development lots, one open space lot and one residue lot relating to a future planned road including new road, demolition, and the embellishment of a public park/ public domain works.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), David Ryan Roberta Ryan
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Cameron McKenzie, Benjamin Hawkins, Jacob Kiner
APPLICANT	Katrina Lim, Adam Turnbull, Andy Yung, Dan Brindle
OTHER	George Dojas – Regionally Significant Development

KEY ISSUES DISCUSSED:

- Applicant has requested additional time to address outstanding matters. Council has agreed to this.
- Council has met with Sydney Metro regarding their comments. Further correspondence has been issued by Sydney Metro. The applicant has also met with Sydney Metro and considers that outstanding issues are now either resolved or able to be resolved.
- Mechanism for dedication of the park has been raised by Council. The applicant is considering ways of addressing the legal aspects of the dedication. Council and the applicant are working cooperatively to resolve.
- Some internal referrals are still outstanding, including Traffic and Engineering. Comments are expected imminently.
- Applicant proposes a shared zone on part of a public road. Transport for NSW has indicated that they do not support a shared zone. The applicant is liaising with Transport for NSW to resolve this issue.
- Underlying modification to the SSD – this is required to be resolved prior to the development application being determined. The applicant advised that they have recently met with the Department of Planning regarding progress on the modification and noted that the design and

operation of the road (proposed shared zone) has been separated from the modification application to enable it to proceed.

The Panel supports progress to a determination as soon as possible, noting the above.

DETERMINATION DATE: August 2022