

BRIEFING DETAILS

BRIEFING/DATE/TIME	24 March 2022 - 11.30am to 12.00pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-333 - 1021/2022/JPZ - The Hills Shire - 67 WINDSOR ROAD NORWEST and 65 WINDSOR ROAD NORWEST

Small lot housing development and subdivision creating 54 community title residential lots/ dwellings and one association lot including new road, demolition, contamination remediation, dam dewatering accompanied by an application to vary a development standard (Cl 4.3 Height of Buildings).

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL STAFF	Benjamin Hawkins, Natalie Kastoun
APPLICANT	Shane Harding, Tessa Kore
OTHER	George Dojas – Regionally Significant Development

KEY ISSUES DISCUSSED:

- Several matters are still under assessment, including:
 - Ecology – removal of trees including Cumberland Plain Woodland: a BDAR has been requested.
 - Building height variation – a Clause 4.6 variation has been submitted by the applicant.
 - Roads and drainage – noted that the applicant is waiting for feedback from RMS, however Council observed that Engineering comments have been provided in relation to the drainage channel on site, and that as this is a Council matter, the applicant is able to provide a response. Separately, a RMS referral response is anticipated imminently.
 - Heritage issues – heritage items have been identified in the vicinity of the site, including Windsor Road. Additional information has been requested regarding possible Aboriginal Heritage, with a Due Diligence Assessment required.
- Noted that as only one submission has been received, a public meeting is not required and the matter may proceed to electronic determination.

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

DETERMINATION DATE: August 2022