

#### BRIEFING DETAILS

|                           |                                   |
|---------------------------|-----------------------------------|
| <b>BRIEFING/DATE/TIME</b> | 7 April 2022<br>9.30am to 10.00am |
| <b>LOCATION</b>           | Teleconference                    |

#### BRIEFING MATTER

**PPSSCC-337 - DA1103/2022/JP – The Hills Shire**

**277 & 279 Annangrove Road, Rouse Hill**

Concept Development Application and Stage 1 works for site and road layout of a mixed-use development comprising of commercial and light industrial uses ranging from 2 to 5 storeys and Torrens Title subdivision into six lots. Stage 1 comprises of 58 light industrial units and associated infrastructure.

#### PANEL MEMBERS

|                                 |  |
|---------------------------------|--|
| <b>IN ATTENDANCE</b>            | Abigail Goldberg – Chair, Susan Budd, Brian Kirk |
| <b>APOLOGIES</b>                | Roberta Ryan, David Ryan                         |
| <b>DECLARATIONS OF INTEREST</b> | Nil  |

#### OTHER ATTENDEES

|                      |   |
|----------------------|---|
| <b>COUNCIL STAFF</b> | Kate Clinton, Cameron McKenzie, Paul Osborne  |
| <b>APPLICANT</b>     | Aaron Sutherland, Peter Munnings – client/developer, Mark Hitchcock – Principle Architect, Jeremy Kim - Architect |
| <b>OTHER</b>         | Sharon Edwards, Jeremy Martin and George Dojas - Planning Panel Secretariat                                       |

#### KEY ISSUES DISCUSSED

- Update on two substantive issues as follows:
  - **Setbacks** (NE corner), interface with residential. Applicant is working on ‘flipping’ the design to achieve the required setback and to improve the interface with residential by locating commercial uses adjacent to existing residential uses.
  - **Parking** a staging plan has been developed, with an interim solution of hard-stage carparking. When office buildings are constructed with basements at a later stage, the full quota of parking will be achieved with a combination of at-grade and basement parking.
- Request of applicant to retain trees in SW corner is agreed.
- Slip lane proposed off Annangrove Road with the objective of providing a street address for the office buildings as well as to separate commercial traffic from industrial traffic. Council preference is for heavy vehicles to use Annangrove Road to avoid traffic impacts on residential development on secondary roads. Ultimately there will be a median strip on Annangrove Road so access will be left-in, left-out. The applicant may be required to install a temporary median strip.
- Confirmed that built form is compliant.

**DETERMINATION DATE:** 17 July 2022