

#### BRIEFING DETAILS

<b>BRIEFING/DATE/TIME</b>	16 April 2020 10.00am to 10.30am
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER

**PPSSCC-65 – The Hills Shire – DA896/2020/JP**

**2-4 James Street, Baulkham Hills**

Demolition of existing structures and construction of a 152 Place Child Care Centre.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair David Ryan Ken McBryde Mark Colburt Chandi Saba
<b>APOLOGIES</b>	Gabrielle Morrish
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Claro Patag Paul Osborne Cameron McKensie
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

#### KEY ISSUES DISCUSSED:

- SEPP 11 application, CIV about \$65M, 152 place child-care center with basement parking.
- Subject site currently zoned R3. Noted that the proposal is for a facility which will accommodate a large number of children and is a substantial building. Need to check that the proposal is indeed of R3 density.
- Steep fall – 8-9m from northern-most to southern-most edge of site.
- Issues raised at exhibition – traffic, parking congestion, overlooking, impact of excavation on adjoining properties, over-scale.
- Issues still to be considered include acoustics and landscaping. Noted that several mature trees are proposed to be removed.
- Unusual ground floor configuration, including an oval courtyard play area.
- Location adjacent to light industry to the west is appropriate; overlooking concerns and interface with townhouses to the east still to be effectively resolved, including overshadowing, overlooking and proximity of the high side wall of the development to the townhouses, which are substantially lower
- Access to be clarified including circular driveway, service access and pedestrian access. Swept path for basement appears challenging and the basement appears contorted. Traffic engineering to be reviewed.

#### Planning Panels Secretariat

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**Planning Panels Secretariat**

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