

BRIEFING DETAILS

BRIEFING/DATE/TIME	15 October 2020 10.30am to 11.00am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-77 – The Hills Shire - DA 1037/2020/JP - 125-127 Showground Road, 4-10 Carrington Rd and 15A-23 Sexton Avenue Castle Hill. Demolition of Existing and Construction of Four Residential Flat Buildings

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL REPRESENTATIVES	Cynthia Dugan Paul Osborne Cameron McKenzie
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

The Panel noted the following matters of concern:

- **Height exceedances**, particularly with regard to buildings fronting Showground Road.
- The Panel observed that these height exceedances are exacerbated by **encroachments into setbacks** at both the ground level of the building and at upper levels of the building.
- The Panel recommends review of the height exceedances and setback encroachments to ensure a **built form** that is sufficiently modulated and scaled.
- The Panel notes that the site is over a Sydney Metro tunnel, and that concurrence from Metro is still to be obtained.
- The Panel notes that Transport for NSW (previously RMS) has objected to the application and has requested that the applicant produce SIDRA modelling for the precinct.
- The Panel considers that such a request is unreasonable as the applicant cannot be required to solve the traffic challenges of the precinct, and that traffic studies for the precinct were undertaken relatively recently as part of the up-zoning of the locality.
- The Panel observed that Transport for NSW (RMS) has made similar requests in relation to other DA's in the Hills area, indicating that a systemic issue may be emerging which Council is encouraged to address through the Panel Secretariat and/or Department's PDU.

Planning Panels Secretariat