

BRIEFING DETAILS

BRIEFING/DATE/TIME	20 August 2020 12.18pm to 12.35pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-81 - 1083/2020/JP - The Hills Shire

13-15 Lexington Drive, Bella Vista

Mixed Use Development including Commercial Floor Space and 77 Serviced Apartments and Alterations and Additions to an Existing Licenced Hotel.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cameron McKenzie, Paul Osborne and Cynthia Dugan
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- The application seeks consent for a mixed-use development within Norwest Business Park including Commercial Offices, Business Premises, Serviced Apartments, food and drink premises, an indoor recreational facility (Wellness Center) and redevelopment of the Bella Vista Hotel, to be completed in two stages.
- Norwest Business Park is identified as a strategic center under the Greater Sydney Region Plan and is part of the Sydney Metro Northwest Urban Corridor, Bella Vista Station Precinct. In line with the strategically significant location, FSR controls were increased in 2017 from 1:1 to 2:1.
- The Panel noted that the proposed development complies with the FSR and height standards and is generally compliant with the DCP controls.
- The proposed number of car parks does not comply with the relevant DCP requirements for car parking of 1 space per 25 sq m, and falls short of the RMS rate of 1 space per 40 sq m by 16 spaces. The applicant seeks to rely on a dual use argument to justify any shortfall.
- Outstanding issues other than carparking are obtaining the concurrence of Sydney Metro (triggered because of the rail corridor to rear), and resolution of residual engineering and landscape issues.
- 4 submissions have been received raising issues of bulk/scale/overshadowing. The Panel noted that this was one of the first developments in this Precinct considered under the new controls introduced in 2017, and that the proposed development was consistent with the FSR controls under the LEP.
- The development application is expected to be brought before the Panel for determination in December 2020.

Planning Panels Secretariat

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