

BRIEFING DETAILS

BRIEFING/DATE/TIME	18 June 2020 10.05am to 10.28am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-82 – The Hills Shire – DA1093/2020/JP

13 Red Gables Road and 9 Janpieter Road, Box Hill

Residential Flat Building Development containing 110 Units and Subdivision of One Lot into Two Torrens Title Lots

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Harrison Depczynski Robert Buckham Cameron McKenzie
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- Land is zoned predominantly R4, small sliver only of R2, and development has avoided this location.
- 37 submissions were received; context is currently primarily low density housing and several submissions objected to apartment development.
- A State VPA may be required as a SIC Determination is not in place. This may protract the approvals process.
- While the wider context is primarily in single ownership, it has not yet been masterplanned, and as such there is no road or subdivision pattern currently in place. Because of this the block frontage to the north should be carefully considered from a potential interface point of view.
- Garbage trucks will service the site from the proposed on-site central road. As such consideration should be given to noise implications for residents of the adjoining apartments.
- The parking basement is not fully below ground. The implications of surface parking and alternative basement designs on issues such as building bulk, landscaped areas and an appropriate transition between the R4 and R2 zones should be considered.
- The architecture appears very similar throughout. Consideration could be given to greater variety in the built form.

Planning Panels Secretariat

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