

BRIEFING DETAILS

BRIEFING/DATE/TIME	20 August 2020 12.00pm to 12.17pm
LOCATION	Teleconference

BRIEFING MATTER
PPSSCC-90 - 1302/2020/JP - The Hills Shire
8 Solent Circuit, Norwest

Commercial Development including Offices, Showroom, Food and Drink Premises and Basement Carpark.

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 commercial development within Norwest Business Park, including commercial office space, showrooms, food and drink premises and basement car parking, to be completed in two stages.
- Norwest Business Park is identified as a strategic center under the Greater Sydney Region Plan and within a precinct identified for growth to accommodate additional jobs under the Hills LSPS 2036.
- The Panel noted that the proposed development was subject to controls imposed through a site- specific Planning Proposal. 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, but does comply with RMS requirements. The panel noted that a review of carparking requirements for the Precinct was expected to be finalised in 2020/2021 and that Council expected the required rate would decrease. The carparking issue is likely to be resolved.
- There are critical issues with the proposed roundabout that require resolution including encroachment onto neighbouring properties and the applicant's proposal that the cost of the roundabout be shared with other landowners (contrary to the VPA commitment to fund all road infrastructure).
- The front setbacks do not comply with the DCP controls, however the Design Review Panel is supportive of the design and has not raised an issue with the variation to front setback controls.
- TFNSW has requested that SIDRA intersection modelling be undertaken. Council has requested the request be withdrawn on the basis that RMS is not a concurrence authority and also that the application is consistent with the site specific planning controls. This is a broader issue that should be raised with DPIE.

Planning Panels Secretariat

- Outstanding issues for the applicant to resolve prior to determination (other than the roundabout issue) are residual engineering and landscape issues.
- No submissions have been received.

Planning Panels Secretariat

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