

**LOCAL PLANNING PANEL ON 18 MAY 2022 – THE HILLS SHIRE COUNCIL****PRESENT:**

|                    |                          |
|--------------------|--------------------------|
| Pamela Soon        | Chair                    |
| Elizabeth Kinkade  | Expert                   |
| Glennys James      | Expert                   |
| Kaavya Karunanithi | Community Representative |

**DECLARATIONS OF INTEREST:**

In relation to Item 1, Ms Kinkade declared that the proponent Keylan Consulting Pty Ltd was one of a number of consultancy contact details she suggested to a regional council for DA assessment work. The suggestion to that regional council does not represent a significant conflict of interest under the LPP Code of Conduct and she is still able to consider and advise on the matter.

**COUNCIL STAFF:**

The Panel were briefed by the following Council Staff on 18 May 2022:

|                  |   |                                                            |
|------------------|---|------------------------------------------------------------|
| David Reynolds   | - | Group Manager – Shire Strategy, Transformation & Solutions |
| Nicholas Carlton | - | Manager – Forward Planning                                 |
| Megan Munari     | - | Principal Coordinator, Forward Planning                    |

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**ITEM 1: LOCAL PLANNING PANEL - PLANNING PROPOSAL – 6-18  
JENNER STREET, BAULKHAM HILLS (7/2021/PLP)****COUNCIL OFFICER'S RECOMMENDATION:**

The planning proposal not proceed to Gateway Determination.

**PANEL'S ADVICE:**

The planning proposal should not proceed to Gateway Determination on the basis that:

- a) In the absence of a commitment from Government to the resolution of regional traffic and transport issues impeding development within the Baulkham Hills Town Centre, the proposal is inconsistent with the policy position articulated within Council's LSPS, which specifically identifies that Council will *"discourage commercial and residential uplift in Baulkham Hills town centre until transport and traffic issues are resolved"*. It is noted that the Council's LSPS has been endorsed by the Greater Sydney Commission, and State agencies that it is informed by, and therefore its provisions have policy weight that needs to be observed.
- b) The development concept submitted demonstrates an outcome which is beyond the built form capacity of the site. Upon resolution of these issue identified in a) above, further revision of the proposed development would be required to demonstrate adequate site-specific merit, involving a marginal reduction in the maximum floor space ratio to the point where the following built form outcomes could be achieved:
  - Maximum building length of 65 metres;
  - Maximum tower floor plate of 750m<sup>2</sup>;
  - Building separation which complies with the Apartment Design Guide;
  - Solar access to at least 50% of George Suttor Reserve between 11am - 2pm on 21 June;
  - Solar access to common open space of 4 hours between 9am - 3pm on 21 June;
  - Compliance with the relevant standards within the Apartment Design Guide, including but not limited to solar access for all apartments and deep soil zone provision;
  - Common open space for residents is to be designed to be seen from the street between buildings, provide for active and passive recreation needs of all residents, include landscaping, present as a private area for use by residents only, include passive surveillance from adjacent internal living areas and/or pathways, have a northerly aspect where possible and be in addition to any public thoroughfares;
  - Front setbacks consistent with the building line of the adjacent heritage building and development to ensure that sight lines to the heritage building are maintained from Old Northern Road and ensure the retention of the existing street trees along the front boundary of the site. An increase in the front setback should not be at the expense of the amenity of private open space at the rear of the building, which, as stated above, should also be enhanced and improved through reconsideration of the current design;
  - Consider provision of an additional through site link on the northern boundary of the site, to provide better pedestrian access to the retail core of Baulkham Hills Town Centre.

The impact of these revisions would need to be tested and found to be suitable in terms of their off-site impacts, particularly traffic impacts on Jenner Street.

**VOTING:**

Unanimous