

**MINUTES OF THE LOCAL PLANNING PANEL – 20 APRIL 2022
THE HILLS SHIRE COUNCIL**

PRESENT:

Julie Walsh	Chair
Lindsay Fletcher	Expert
Chris Young	Expert
Kaavya Karunatithi	Community Representative

COUNCIL STAFF:

Cameron McKenzie	Group Manager Development & Compliance
Paul Osborne	Manager Development Assessment
Ben Hawkins	Manager Subdivision & Development Certification
Jacob Kiner	Senior Town Planner

MEETING COMMENCED: 12:00 PM

MEETING FINISHED: 12:43 PM

DECLARATIONS OF INTEREST:

Nil Disclosed.

ITEM 1: **DA 1108/2022/HA – INSTALLATION OF PAY PARKING –
LOT 10 DP 1000442, NO. 1 MCDUGALL LANE CASTLE
HILL**

SPEAKERS (via Zoom Video Conferencing)

1. Navin Prasad, Director Traffic & Safety Solutions Pty Ltd (on behalf of the Applicant)
2. Manveer Perhar, Director, Education Centre of Australia (on behalf of the Applicant)

COUNCIL OFFICER'S RECOMMENDATION

The application is recommended for approval.

PANEL'S DECISION

The panel resolved to REFUSE the Development Application.

REASONS

1. The original application was approved on 17 March 2021 with 80 car parking spaces being a shortfall of 120 car parking spaces in circumstances where the DCP required 200 parking spaces.
2. Making the spaces available to the general public on a paid basis would not be in the public interest.

3. The survey provided in the Applicant's Traffic and Parking Impact Assessment is based on sites that are not directly comparable and was carried out during the COVID-19 pandemic.
4. Approval of the proposal will have an adverse impact on the availability of parking for customers and staff of the businesses currently served by the free at grade Council car park.
5. The proposal is likely to attract commuter parking to the site.
6. Once the facility has become fully operational it may be appropriate for the Applicant to carry out surveys of the parking behaviour of staff and students of this facility, including modal split and origin/destination. If the results of that survey justify reconsideration, a further application may be lodged at that time.

HOW COMMUNITY VIEWS WERE TAKEN INTO ACCOUNT IN MAKING THE DECISION

The development application was notified to 7 properties for 14 days. No submissions were received.

VOTING

Unanimous

ITEM 2: DA 1662/2021/ZA - SUBDIVISION CREATING SIX RESIDENTIAL LOTS OVER THREE STAGES (SUBJECT TO THE PARTIAL CLOSURE OF OLD PITT TOWN ROAD PROPOSED BY 2/2021/RC) – LOT 1425 DP 1268376 AND LOT 905 DP 1252688 OLD PITT TOWN ROAD, BOX HILL

SPEAKERS (via Zoom Video Conferencing)

1. Matthew Bressa Senior Project Manager Group Development Services (Applicant)

COUNCIL OFFICER'S RECOMMENDATION

The application is recommended for approval.

PANEL'S DECISION

The panel resolved to the APPROVE the Development Application subject to the conditions in the Council report including the deferred commencement condition.

REASONS

- The site is considered suitable for the development proposed.
- The proposal adequately satisfies the relevant State and Local planning provisions.
- The proposal will have no unacceptable impacts on the built or natural environments.
- The proposal is in the public interest.

- The deferred commencement condition is required so as to ensure an operative consent is not provided until such time as the road closure (Old Pitt Town Road) is completed first as a separate process.

HOW COMMUNITY VIEWS WERE TAKEN INTO ACCOUNT IN MAKING THE DECISION

The development application was notified to 30 properties for 21 days. No submissions were received.

VOTING

Unanimous

END MINUTES