

**MINUTES OF THE LOCAL PLANNING PANEL – 16 FEBRUARY 2022  
THE HILLS SHIRE COUNCIL**

**PRESENT:**

Pamela Soon	Chair
Elizabeth Kinkade	Expert
Chris Young	Expert
Kaavya Karunatithi	Community Representative

**COUNCIL STAFF:**

The Panel were briefed by Council staff on 16 February 2022.

Paul Osborne	Manager Development Assessment
Sophia Brown	Senior Town Planner
Kristine McKenzie	Principal Coordinator Development Assessment

**ELECTRONIC DETERMINATION**

**DECLARATIONS OF INTEREST:**

Nil Disclosed.

**ITEM 1:                                    DA 451/2022/LA – ALTERATIONS AND ADDITIONS TO AN  
EXISTING DWELLING - LOT 2206 DP 786553, NO. 2  
COTTONWOOD PLACE, CASTLE HILL**

**COUNCIL OFFICER'S RECOMMENDATION**

The application is recommended for approval.

**PANEL'S DECISION**

The Panel resolved to defer the application and request additional information from the applicant addressing the following:

- The visual impact of the large South West elevation wall and roof features, and possible mitigating actions to reduce the visual dominance of the proposal on adjoining properties and the public domain with particular reference to the sloping characteristics of the site.
- The Panel's view that the applicant's written request has not adequately addressed the clause 4.6 exceptions including how the proposed variation will ensure the objectives of the development standard and the zone are met when considering potential impacts on adjoining properties and the public domain, and why the variation is a better planning outcome than compliance with the development standard.

Subject to the above matters being resolved satisfactorily, the Panel will determine the application electronically.

## **HOW COMMUNITY VIEWS WERE TAKEN INTO ACCOUNT IN MAKING THE DECISION**

The development application was notified to 8 properties for 14 days. No submissions were received.

## **VOTING**

The panel voted 4-0 in favour of the above resolution.

**ITEM 2: DA 728/2022/HA – GYMNASIUM WITHIN CRESTWOOD RESERVE – LOT 307 DP 237540 AND LOT 506 DP 238627, CRESTWOOD RESERVE NO 69, 1Z PEEL ROAD, BAULKHAM HILLS**

## **COUNCIL OFFICER'S RECOMMENDATION**

The application is recommended for approval.

## **PANEL'S DECISION**

The Panel resolved to approve the application subject to the conditions proposed by Council, and inserting Condition 26a and amending Condition 30 as follows.

### **26a. Landscape Screening Works**

Landscape screening is to be undertaken along the Peel Road frontage of the building. The species used are to be alternate planted Grevillea 'Robyn Gordon' and Melaleuca linariifolia 'Claret Tops', planted at 1.5 metre centres. The landscape works are to be undertaken prior to issue of an Occupation Certificate.

### **30. Noise management plan**

The gym operator shall prepare a noise management plan that includes the following:

- A clear commitment by the operator to minimising noise from the premises on nearby residential receivers;
- Details regarding noise minimisation strategies that will be implemented by the operators i.e. use of music, use of equipment, rubber flooring etc;
- Provision of information for neighbours including contact details of the person responsible for investigating noise complaints;
- On receipt of a complaint, the operators shall investigate and mitigate the noise concern as necessary. Should a verified complaint be received regarding noise impact, to assist in addressing the issues raised in the noise complaint, the operator will be required to close the side roller doors to reduce acoustic impacts to nearby properties. Complaints are to be kept in a complaints register. The complaints register shall include the time and date, contact details for the complainant, details for the noise issue, any action taken and any other information deemed relevant to the complaint.
- Record keeping; the operator shall keep a copy of the noise management plan and the complaints register and minutes of any meeting with the residents. Records are to be kept for a period of 2 years and records must be made available to Council if requested.

## **REASONS**

- The proposal will provide an additional recreational facility within the Crestwood Reserve.
- The location of the works will not unreasonably impact on existing passive or active recreation uses in Crestwood Reserve.
- The site is considered suitable for the development.
- The proposal adequately satisfies the relevant state and local planning provisions.
- The proposal will not have an unreasonable impact on the built or natural environment.
- The proposal is in the public interest.

## **HOW COMMUNITY VIEWS WERE TAKEN INTO ACCOUNT IN MAKING THE DECISION**

The development application was notified to 15 properties for 14 days. No submissions were received.

## **VOTING**

The panel voted 4-0 in favour of the above resolution.

**END MINUTES**