

LOCAL PLANNING PANEL – THE HILLS SHIRE COUNCIL

DETERMINATION OF THE LOCAL PLANNING PANEL ON 16 NOVEMBER 2022 – DETERMINATION MADE ELECTRONICALLY

PRESENT:

Garry Fielding	Chair
Scott Barwick	Expert
Lindsay Fletcher	Expert
Kaavya Karunanithi	Community Representative

DECLARATIONS OF INTEREST:

Nil Disclosed

COUNCIL STAFF:

The Panel were briefed by the following Council Staff on 16 November 2022:

David Reynolds	-	Group Manager - Shire Strategy, Transformations & Solutions
Nicholas Carlton	-	Manager – Forward Planning
Megan Munari	-	Principal Coordinator, Forward Planning
Laura Moran	-	Senior Town Planner

ITEM 1: LOCAL PLANNING PANEL – PLANNING PROPOSAL – 21-23 VICTORIA AVENUE, CASTLE HILL (4/2021/)

COUNCIL OFFICER'S RECOMMENDATION:

That the planning proposal request for land at 21-23 Victoria Avenue, Castle Hill should not proceed to Gateway Determination in its current form.

PANEL'S ADVICE REGARDING THE PLANNING PROPOSAL:

1. The planning proposal, in its current form, should not proceed to Gateway Determination.
2. The proposal has not demonstrated adequate site-specific merit, having regard to the excessive bulk and scale that would result from the proposed suite of planning controls and a number of other key site planning issues (overland flow path, underground stormwater assets, through site pedestrian link, extent of above ground parking within the building envelope and size of floor plates above the specialised retail use levels);
3. The current proposal and application material submitted to date is yet to satisfy the strategic merit test, having regard to the currently unjustified inconsistency with Ministerial Direction 4.1 – Flooding;

4. Given the potential merits that a revised proposal may be able to demonstrate, the Panel recommends that prior the application being reported to Council for determination in its current form, the Proponent consider submission of a revised planning proposal, which materially resolves the following outstanding issues:
- a) Excessive bulk and scale: The Proponent should substantially reduce the bulk and scale of the proposed development, through a combination of:
 - i) Reduced car parking rates for commercial and business uses, with a view to reducing both traffic generation and the extent of parking proposed within the building envelope above ground;
 - ii) Investigations into opportunities to increase the amount of parking within basement levels, with a view to reducing the extent of parking proposed within the building envelope above ground;
 - iii) A substantial reduction in floor plate sizes for any commercial or parking levels above the specialised retail uses, to deliver a more slender tower form;
 - iv) A possible reduction in floor space ratio and gross floor area sought;
 - v) Removal of the proposed “shop” component; and
 - vi) Increased building separation and a substantial reduction in building lengths.
 - b) Site planning: Reconfiguration of the site to provide a pedestrian through site link along the overland flow path, with active frontages facing the pedestrian link. The pedestrian link should be located at grade at both Victoria Avenue and the rear boundary of the site, to seamlessly integrate with the surrounding pedestrian and public domain network.
 - c) Additional and updated flooding information should be submitted to reflect the revised planning proposal, including a Post-Development Flood Model and Flood Risk and Impact Assessment to the satisfaction of Council officers. This information should demonstrate that the proposal is consistent with the NSW Flood Plain Development Manual, that there is no increased flood impacts on adjacent properties and that there will be no reduction in available flood storage on the site. This would be necessary to justify any inconsistency with Ministerial Direction 4.1 – Flooding.

The Panel expects that in order for a revised proposal to overcome these issues, a material reduction in building bulk and the extent of above ground parking would be required, in comparison to the current planning proposal.

PANEL’S ADVICE REGARDING NORWEST GENERALLY:

The Panel recommends that Council considers undertaking an urban design study for the Norwest locality to guide future built form outcomes, preferably as part of the precinct planning work.

VOTING:

Unanimous