

BRIEFING DETAILS

BRIEFING/DATE/TIME	16 July 2020 10.00am to 10.30am
LOCATION	Teleconference

BRIEFING MATTER
2018SWC069 – The Hills Shire - DA 1894/2018/JP
Lot 70 DP 11104, No. 25 Mason Rd, Box Hill

Residential Flat Building and Multi Dwelling Housing Development, Demolition of existing structures and construction of a residential flat building comprising 56 units and multi dwelling housing comprising 40 townhouses

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg - Chair David Ryan
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	When it became apparent during the briefing meeting that the site in question adjoins Council-owned land, with a key interface, Mark Colburt and Chandi Saba noted a conflict of interest, and exited the meeting.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cameron McKenzie, Paul Osborne, Robert Buckham and Kate Clinton
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

The Panel was briefed concurrently on the two applications on the basis of their adjacency, having the same applicant and architect and involving similar proposals and planning issues. The following key issues apply to both applications.

- Orderly development – consideration of the future development potential of the adjoining road reserve zoned R4 High Density Residential, including vehicular access arrangements and ADG considerations.
- Council's consistent practice of requiring evidence prior to DA determination, of adjoining landowner's consent for temporary access to the development site.

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- Proposed density of the residential flat buildings in the context of the draft SEPP amendment, other recently approved densities in the locality and the proposed height variations and other design issues raised with the applicant by Council.
- Proposed variations to the maximum height standard for the residential flat buildings.

Noting the extent of time since submission of the DA, the Panel agreed with Council that it would be appropriate for the assessment report for the applications to be presented to the September Panel meeting for determination. This is in line with the Panel Operating Procedures, as updated July 2020.