

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	21 October 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Mark Colburt and Chandi Saba
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 7 October 2020.

MATTER DETERMINED

2018SWC069 – The Hills Shire - DA 1894/2018/JP – 25 Mason Road, Box Hill, Residential Flat Building Comprising 50 Units & Multi Unit Dwelling Housing containing 40 Townhouses (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

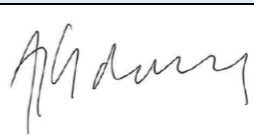


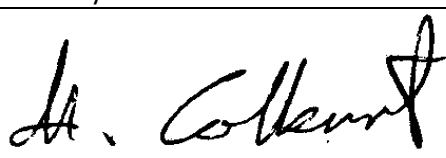

The Panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

The Panel determined to refuse the development application for the reasons outlined in the council assessment report.

The decision was unanimous.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Chandi Saba	 Mark Colburt
 Gabrielle Morrish	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC069 – The Hills Shire - DA 1894/2018/JP
2	PROPOSED DEVELOPMENT	Residential Flat Building Comprising 50 Units & Multi Unit Dwelling Housing containing 40 Townhouses
3	STREET ADDRESS	25 Mason Road, Box Hill
4	APPLICANT/OWNER	Applicant: J S Architects P/L Mr and Mrs Chang
5	TYPE OF REGIONAL DEVELOPMENT	CIV exceeding \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Appendix 11 The Hills Growth Centre Precinct Plan • State Environmental Planning Policy No 55 — Remediation of Land • State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development • State Environmental Planning Policy – Building Sustainability Index (BASIX) 2009 <ul style="list-style-type: none"> ○ Draft environmental planning instruments: <ul style="list-style-type: none"> ▪ Draft Amendment to SEPP (Sydney Region Growth Centres) 2006 (North West Priority Growth Area Land Use and Infrastructure Implementation Plan) ○ Development control plans: ○ Box Hill Development Control Plan 2018 ○ Planning agreements: Nil ○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> ○ Coastal zone management plan: [Nil] ○ The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality ○ The suitability of the site for the development ○ Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations ○ The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 15 October 2020 • A written submission Clause 4.6 and owner’s consent letters • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically on 7 October 2020.

9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A