

BRIEFING DETAILS

BRIEFING/DATE/TIME	15 October 2020 10.00am to 10.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-130 – The Hills Shire - DA 84/2021/JP - 27 Hynds Road Box Hill, Medical Centre and Child Care Facility

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Chandi Saba
APOLOGIES	Gabrielle Morrish Mark Colburt
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL REPRESENTATIVES	Harrison Depczynski Paul Osborne Cameron McKenzie
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

The application relies on existing development consent 1184/2018/ZE to create the development lot and roads for vehicular access to the proposed development. Consent 1184/2018/ZE will require modification in order to:

- Reconfigure stormwater arrangements for the site as a temporary stormwater detention basin is approved in the location of the childcare centre.
- Replace approved housing lots 1-5 with a consolidated vacant development lot
- Development contributions.

The Panel notes that these modifications are intrinsic to the operation of Consent 1184/2018/ZE and cannot be dealt with as ancillary matters associated with the current application. They will require a separate modification application to be submitted which demonstrates their satisfactory resolution prior to the determination of the current application.

The proposal seeks kerbside waste collection which Council does not support and therefore the basement will likely require redesign to accommodate a waste collection vehicle for on-site collection (MRV or SRV).

Various other planning, waste, engineering, environmental health, landscaping matters were raised with the applicant in Council correspondence on 16 August and 17 September 2020. These included parking grades and circulation, site levels and earthworks, fencing, acoustics, salinity, and compliance with the Child Care Planning Guideline.

Planning Panels Secretariat

Given the uncertain timing of the resolution of the issues relating to Consent 1184/2018/ZE and the fact that Council has received no response from the applicant to its requests for further information, as described above, Council may wish to suggest to the applicant that it withdraws the DA in order to address all outstanding issues prior to the Panel's determination of the application.

Planning Panels Secretariat

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