

BRIEFING DETAILS

BRIEFING/DATE/TIME	8 December 2021 11.00am to 11.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-273 – The Hills - 130/2022/JPZ

35 – 39 Terry Road, Box Hill

Small lot housing development and subdivision creating 198 residential lots and three residue lots containing 65 dwelling houses and 132 semi-detached dwellings (with one vacant residential lot) including demolition, dam dewatering and new road

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan – Acting Chair Noni Ruker Chandi Saba
APOLOGIES	Abigail Goldberg and Mark Colburt
DECLARATIONS OF INTEREST	David Ryan advised that his company is engaged by the applicant on other development projects.

OTHER ATTENDEES

COUNCIL STAFF	Cameron McKenzie - Group Manager Development and Compliance Paul Osborne – Manager Development Assessment Cynthia Dugan - Principal Co-ordinator, Development Assessment
APPLICANT REPRESENTATIVES	Vandana Bathla, Universal Property Group
OTHER	George Dojas, Cameron Brooks and Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Subdivision plan will be determined by Council in early 2022. The DA will require a deferred commencement when determined by the Panel in early 2022.
- The proposal is progressing with many of the outstanding issues currently being addressed and of a nominal nature including: staging plan, minimum lot sizes, DCP controls relating to block and lot design such as frontage width, mix of dwelling types, some minor setback non compliances, details regarding floor levels and RL's, some dwellings orientation not meeting the solar access requirements, landscaping and civil packages required, the SP2 zoned portions of 35 and 37 Terry Road.
- The design of the public domain including building presentation to streets, front landscape setbacks, street reserve, streetscape quality and place identity are yet to be designed by a qualified landscape architect/urban designer. Aspects in this regard requiring attention include: reducing the heat island

effect, increasing tree coverage and canopy coverage in the public and private domains, reducing the amount of repetition along streets, light color roofs, roof forms, greater variety in building design, materials, colours.

- Look to provide a greater variety in building types where possible to break up repeated forms along streets.
- Look to create a strong sense of place.
- The design of streets is to create a sense of place, maximise tree coverage and reduced heat island effect.

DETERMINATION

Deferred commencement determination scheduled for February 2022.