

## COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-273
DA Number	130/2022/JPZ
LGA	The Hills Shire Council
Proposed Development	Subdivision creating six residue/ development lots, one stormwater management lot and three road widening lots over two stages including demolition, dam dewatering and new road
Street Address	Lots 1-4 DP 237578, 33-39 Terry Road, Box Hill
Applicant/ Owner	<p><u>Applicant:</u></p> <p>Universal Property Group Pty Ltd</p> <p><u>Owners:</u></p> <p>The Hills Shire Council – 33 Terry Road, Box Hill</p> <p>Mr E McHale and Mrs M McHale – 35 Terry Road, Box Hill</p> <p>Mr J MI Mercieca and Mrs J B Mercieca – 37 Terry Road, Box Hill</p> <p>Baranch Pty Ltd – 39 Terry Road, Box Hill</p>
Date of DA lodgement	22 July 2021
Total number of Submissions Number of Unique Objections	No submissions
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<p>Clause 2, Schedule 7 of the SRD SEPP</p> <p>CIV &gt; \$30 million</p>
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Precincts – Central River City) 2021 – Appendix 10</li> <li>The Hills Growth Centre Precincts Plan</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>Draft SEPP (Sydney Region Growth Centres) 2006 – North West Priority Growth Area</li> <li>Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)</li> <li>Box Hill Growth Centre Precincts Development Control Plan 2018</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>Subdivision Plan – Stages 1 and 2 – prepared by Group Development Services Pty Ltd Revision D dated 20/01/2022</li> <li>Survey Plan prepared by Group Development Services Pty Ltd Revision A dated 27/10/2020</li> <li>Amended Statement of Environmental Effects prepared by Universal Property Group Pty Ltd dated July 2021</li> <li>Section 55 Amendment Cover Letter prepared by The Bathla Group Pty Ltd dated 15/02/2022</li> <li>Civil Engineering Drawings prepared by Group Development Services Pty Ltd Revision E dated 24/01/2022</li> <li>Bush Fire Assessment Report prepared by Australian Bushfire Consulting Services dated 14/06/2021</li> <li>Asset Protection Zone and Bushfire Attack Level Plan prepared by Australian Bushfire Consulting Services dated 14/06/2021</li> <li>Contamination Site Investigation Report prepared by Geotesta Pty Ltd dated 22/03/2021</li> <li>Geotechnical Site Investigation Report prepared by Geotesta Pty Ltd dated 23/03/2021</li> <li>Dam Dewatering Report prepared by Geotesta Pty Ltd dated 09/07/2021</li> <li>Aboriginal Archaeological Due Diligence Assessment prepared by Dominic Steel Consulting Archaeology dated 07/02/2021</li> <li>Preliminary Tree Assessment Report prepared by Monaco Designs Pty Ltd dated 29/10/2020</li> <li>Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd dated 30/07/2021</li> <li>Demolition Work Plan prepared by Universal Property Group Pty Ltd dated March 2021</li> </ul>

	<ul style="list-style-type: none"> <li>• Waste Management and Demolition Plan prepared by The Bathla Group Revision 1 dated 23/09/2020</li> <li>• Waste Management Plan prepared by Universal Property Group dated March 2021</li> <li>• Site Investigation Report (Demolition) prepared by The Bathla Group dated March 2021</li> <li>• Pavement Design Report prepared by Geotesta Pty Ltd dated 22/03/2021</li> <li>• Cost Estimate Report prepared by Gibson Quantity Surveyors dated 19/01/2022</li> <li>• Owners Consent Letters</li> </ul>
<b>Clause 4.6 requests</b>	No Clause 4.6 requests are included
<b>Summary of key submissions</b>	No submissions
<b>Report prepared by</b>	<b>Jacob Kiner – Senior Town Planner, The Hills Shire Council</b>
<b>Report date</b>	17 March 2022

#### Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

**Yes**

#### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

**Yes**

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

#### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**Not applicable**

#### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

**Yes**

#### Conditions

Have draft conditions been provided to the applicant for comment?

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

**Yes**