

RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-294 – The Hills – 1895/2018/JP/A - 23-23A Mason Road, Box Hill and PPSSCC-295 – The Hills – 1894/2018/JP/A - 25 Mason Road, Box Hill
APPLICANT / OWNER	Auston Tuon on behalf of Robert Yee
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Division 8.2 Review, Environmental Planning and Assessment Act, 1979
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Sydney REP No. 20 – Hawkesbury-Nepean River (No. 2 - 1997) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Draft State Environmental Planning Policy (Sydney Region Growth Centres)
CIV	\$29,414,984.00 (excluding GST) and \$28,261,982.00 (excluding GST)
MEETING DATE	3 December 2021

ATTENDEES

APPLICANT	Auston Tuon on behalf of Robert Yee Toan Ngo, Vtas Amandio Castanheira
PANEL CHAIR	Graham Brown –Chair Chris Wilson – State member Sue Francis – State member
COUNCIL	Kate Clinton Cameron McKenzie
CASE MANAGER	George Dojas

ISSUES LIST

- Introduction
- Applicant summary:
 - Two greenfield adjoining sites, subject to two separate applications. Both applications are subject to appeal with the LEC.
 - Context plan.
 - Site plans.
 - Original application sought consent for an increased density with ADG non-compliances, including building setbacks, common and private open space. The updated design intent aims to address all ADG requirements with an overall 11% reduction in density.
 - Specialist reports for both applications include access report, acoustic report, BASIX Certificate, civil engineering reports, QS cost summary report, landscape design, traffic and parking assessment report and waste management plan. Reports have been updated to address reasons for refusal and revised schemes.
 - Community consultation included consent obtained from owners of adjoining properties for access and egress to construct works for proposed roads and stormwater infrastructure construction.
 - Minimal height breaches sought under both applications, due to the topography of both sites and proposed design of the communal, rooftop open spaces. Point encroachments located within the centre of the building. Shading devices included.
 - At-grade communal and private open spaces provided.
- Council summary
 - Application exhibition closed on 17 November. Nil submissions received in relation to either applications.
 - Density decrease acknowledged.
 - Council has no policy on communal rooftop policies.
 - Council's DCP requires 30% of the total site area/s to be landscaped at ground level.
 - Council owns land adjacent to Mason Road. Council will need to take into consideration setbacks, building separation and solar impacts to development potential of adjoining sites.
 - 17-21 Mason Road has approval for an RFB fronting Mason Road. There is a current modification before Council in relation to the rear of the site. No construction commenced for 27 Mason Road. 25 Hynds Road has also commenced construction.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider drafting their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Clause 4.3 Height of Building variations sought resulting from the rooftop, communal open space areas. Whilst these areas contribute to the minimum 25% of site areas required under the ADG, there is further consideration required on the amenity and functionality of the proposed spaces. Applicant is to confirm the percentage of the required 25% of the total site area/s.
- Council seeking to confirm if the embellishment of common open space results in further breaches to the overall building height.

- Road/vehicular access may be conditioned via a deferred commencement consent however in greenfield areas the issue of land-locked sites and negotiations for access via adjoining sites is commonplace and the matter will be resolved as part of the application. Further investigation is required with Council's Engineers. Formal arrangement and owners consent is required.
- Articulation and fenestration of proposed townhouses to be considered as a merit issue, in addition to SEPP 65. Further modulation required.

REFERRALS REQUIRED

Internal

- Health
- Engineering
- Waste
- Landscaping
- Contributions
- Ecology and
- Land Information Systems.

External

- Police/LAC
- Endeavour Energy
- Sydney Water

RFI SUBMISSION DATE – Council is to notify the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE – 17 February 2022

TENTATIVE PANEL DETERMINATION DATE – 19 May 2022