

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-471 – The Hills Shire – DA1880/2023/JP - 10-32 Terry Road, Box Hill
APPLICANT / OWNER	Applicant: Mostyn Copper/McCall Gardens Community Foundation Limited Owner: McCall Gardens Community Foundation Limited
APPLICATION TYPE	Amending Development Application to the approved application (1057/2021/JP) for the redevelopment of an existing community facility, including demolition of day program building, additions to Ross House, restoration of Box Hill House and Nelson Hall, and construction of a Disability Support Centre. The proposal is defined as Integrated Development under the Provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979 as approval is required from the Department of Planning (Heritage and Environment) under the Heritage Act 1977 and Rural Fire Service under the Rural Fires Act 1997.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 24,178,843 (excluding GST)
BRIEFING DATE	10 August 2023

ATTENDEES

APPLICANT	Mitchell Say, Belinda Colombrita, Michael Halls Johns, Lino Caccavo, Schandel Fortu, Gabriel Duque, Sun Kyoo Kim, Brian O'Mainin
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Jarrod Murphy, Brent Woodhams
COUNCIL OFFICER	Robert Buckham, Paul Osborne, Cameron McKenzie
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 27 June 2023 (44 days)

TENTATIVE PANEL BRIEFING DATE: To be determined in consultation with Council

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant provided description of proposed development, site context and background.
- An amending DA is considered to be the appropriate DA pathway as supported in a letter prepared by Mills Oakley that has been submitted detailing that the number and types of changes proposed to the Approved DA are most appropriately addressed by way of an amending development application as opposed to a 4.55 modification.
- Building height is reduced compared to the approved DA, there is also a reduction in visual bulk and massing to reduce impacts on the heritage item.
- The DA was accompanied by specialist reports that have been updated for the amending DA.
- Consultation with the primary adjoining land holders has taken place.
- The amended DA enhances the functionality of the proposal and reduces the bulk/scale of the development.
- Heritage statement concludes the amending DA does not increase or create any new impacts on the heritage item.
- The applicant clarified the approved DA streetscape and proposed DA streetscape design on request of the panel, noting that there is a reduced landscape setback although this is intended to be softened by planting. The proposed amended design is intended to reduce overall impacts on the heritage item.
- The applicant outlined that they are seeking an expedited determination, with the aim of achieving approval by the end of this year.

Council

- Council noted that they are still undertaking their assessment.
- Notification finishes 21 August 2023 – no submissions have been received to date.
- Waiting on a referral response from Heritage NSW.
- Council noted the biggest changes were to the car park and landscaping.
- Council noted the existing consent may not need to be surrendered and that this is an item that Council and the applicant can work through. Not surrendering the existing consent may enable early works to commence sooner.

Panel

- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant focus their efforts on facilitating amendments or providing additional information required by Council to allow them to complete their assessment.
- The panel chair acknowledged the applicants request for an expedited determination.

Note:

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 in order to draft 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.