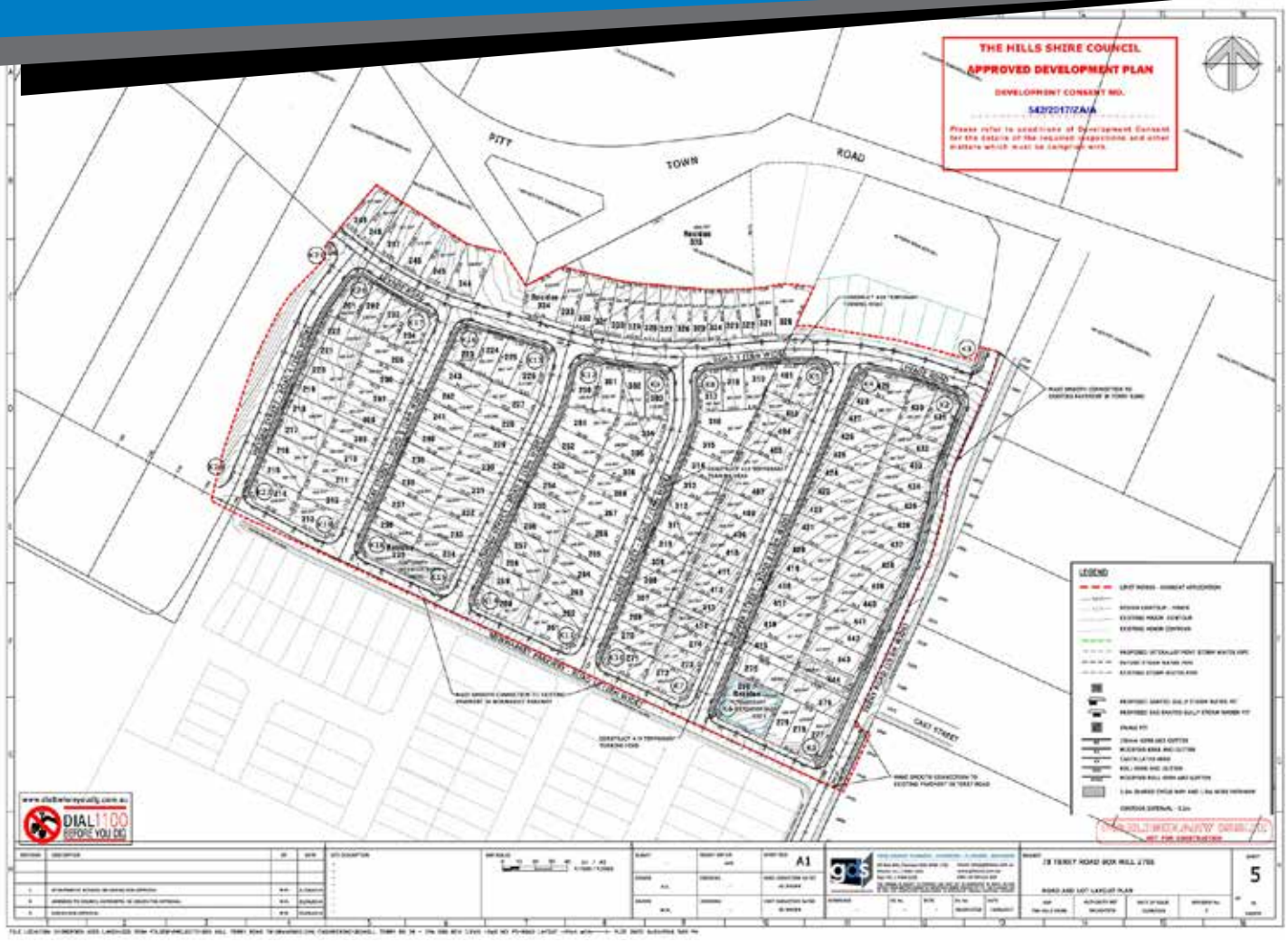

TERRY ROAD BOX HILL

BOX HILL HEIGHTS

Group Development Services (GDS) were engaged by Legacy Property Pty Ltd to provide strategic development advice in the form of town planning, engineering and development, and construction management on their site in the Box Hill Precinct of the North West Growth Centre.

Previously, a Development Approval had been granted for a 'concept' application that included 155 residential lots over 3 stages. The construction included new roads, demolition of all structures and remediation of contaminated land.

However, throughout the due diligence stages, GDS undertook a review of the current proposal and identified a number of concerns relating to the approval and proposed engineering design. This led to our town planners lodging a modification application on behalf of Legacy Property Pty Ltd which proposed to:

- Remove a number of conditions that required works to be undertaken by the developer, which were found to be unrelated and wrongly called upon in the original consent.
- Revise the staging of the application to suit the recently changed residential market and improve co-ordination of the release of residential lots with completion of key infrastructure in Box Hill.
- GDS successfully gained approval of a modification application on the 5th of September 2018.

The modification application facilitated a redesign of the approved earthworks and land contouring resulting in significant time and cost savings for the customer.

Group Development Services is continuing to provide services in the form of Engineering, surveying, as well as superintendency and project management - including civil works, designing the entire storm water system, ensuring the best hydrology and receiving-water quality as well as optimal water-quantity and quality with the best cost versus benefits solutions.

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