

RECORD OF BRIEFING MEETING SYDNEY SOUTH WEST PLANNING PANEL

MEETING DATE / TIME	16 March 2017 1.45 pm to 2.50 pm
LOCATION	Wollondilly Shire Council

ATTENDEES

PANEL MEMBERS	Sheridan Dudley (Chair) Bruce McDonald Peter Wright Judy Hannan Nicole Gurran – apology Luke Johnson - apology
COUNCIL ASSESSMENT STAFF	Shari Hussein Elliott Weston Alexandra Stengl David Henry Stephen Gardiner Ian Berthon Chris Stewart
OTHER	Suzie Jattan – Panel Secretariat

CONFLICT ON INTEREST: Nil

SITE INSPECTION:

The following Panel Members attended the site inspection:

- Sheridan Dudley (Chair)
- Bruce McDonald
- Peter Wright
- Judy Hannan

BRIEFING MATTER

2016SYW136 – Wollondilly Shire Council - DA010.2016.00000472.001, Demolition of structures, construction of three (3) residential flat buildings consisting of 44 residential units, construction of multi dwelling housing consisting of 30 town houses and villas, retention and relocation of two (2) existing dwellings, car parking, internal driveways, tree removal, site works, landscaping and amalgamation of seven (7) lots to Two (2) lots, 91-103 Menangle Street, Picton (Lot: 1 & 2 DP: 559292), Lot: 18 & 19 DP: 1065519, Lot: 1 DP: 81348, Lot: 22 & 23 DP: 58686).

SITE INSPECTION:

The following Panel Members attended the site inspection:

- Sheridan Dudley (Chair)
- Bruce McDonald

Planning Panels Secretariat

- Peter Wright
- Judy Hannan

KEY ISSUES DISCUSSED

- Flood affectation –
Flood impact assessment – building height, filling of the site, distortion to the flood pattern
Draft flood study
2016 storm/flood event impact
Heights for basement entry
Sensible requirements for safety
Basement car park
Height of entry point to car park
Velocity of flood waters
Gradient of fill
Evacuation plans
- Bushfire
- Heritage – design of the buildings, bulk and scale
- Heritage Sandstone Gutter – entry points
- Residential flat buildings – Council’s requirement for unit mix, height, building capability, bulk and scale, design
- Clause 4.6 variation - height limit
- SEPP 65 – procedural aspects
- Urban design, town house and terraces – design, pattern to street, elevations – historic cottage “feel” – presentation to the street - length of the building and form of building
- Urban design internal arrangements
- Car parking – comply with parking requirement
- RMS concerns
- Open space
- Visual and acoustic privacy
- Positive value of higher density to town centre and railway station
- Proposed housing mix is acceptable
- Relationship to public space and cycleway
- Fencing requirements on flood prone land