

BRIEFING DETAILS

BRIEFING/DATE/TIME	9 December 2020 9.30am to 10.18am
LOCATION	Video Conference (Microsoft Teams)

BRIEFING MATTER

2019CCI009 – SPP-18-01555 - Lot 1 DP 1097685

Corner of Vardys Road and Sunnyholt Road Kings, Langley

Residential flat buildings, Tree removal and construction of 2 x Five Storey Residential Flat Buildings with 178 apartments over 2 levels of basement car parking containing 256 car parking spaces. All vehicular access will be via Vardys Road only.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) David Ryan Noni Ruker Kathie Collins Moninder Singh
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Judith Portelli – Manager Development Services Shakeeb Mushtaq – Coordinator Planning Assessment Sami Ahangari – Assessment Planner
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- The following matters were discussed in the Briefing:
 - Flooding affectation of the subject site in relation to the proposed development
 - Architectural design proposed that responds to the flooding affectation
 - Traffic & transport impacts of the proposed development
 - Landscaping and tree management
 - Side and front setback variations proposed
 - Building height variations proposed
 - Subdivision details, including, Lot 4 boundary alignment

- The Panel raised the following questions to be addressed by Council as an addendum to the assessment report:
 - Council's City Architect to review:
 - Ground level interface between the building and communal / private garden areas, noting that the building is elevated due to flooding constraints.
 - treatment of the drainage swale which has the potential to function as, and is likely to be utilized as, communal open space when not in flood, noting that any proposed changes should take into account flood modelling.
 - Council to provide further information regarding the 'mature trees' proposed as part of the landscaping plan, including age and height of the trees. Additionally, to provide details on the type of trees proposed to be removed from the site and locations adjacent to the site.
 - Council to review and provide further details on the number of accessible parking spaces proposed.