

BRIEFING DETAILS

BRIEFING	27 September 2019 to 4 October 2019
LOCATION	Papers circulated electronically

BRIEFING MATTER(S)

2019SSH010 – Canterbury Bankstown – DA303/2019 - 24-28 Vicliffe Avenue, Campsie - Consolidation of lots and construction of a residential flat building (comprising 28 units) under the State Environmental Planning Policy (Affordable Rental Housing) 2009, basement car parking and associated site works. (Crown Development)

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran, Nadia Saleh, Bilal El-Hayek
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Haroula Michael
OTHER	Brianna Cheeseman – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- The need to accommodate within the building envelope the FSR bonus gained under the ARH SEPP which normally requires some flexible application of standards. The panel notes the bonus available is not being fully exploited. This bonus issue bears on the assessment of the CL4.6 application and the 3 storey building limit of the DCP. Further as the application is made under the ARH SEPP it is not necessarily a precedent for later applications which do not provide the affordable housing element.
- The Applicant is to demonstrate that the site is within an accessible area required within the ARH SEPP.
- Additional landscaping requirements apply to the site if the application is made by a social housing provider as outlined within the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP).
- The design is to comply with the minimum setback requirements.
- The current design comprises subfloor apartments, which result in substandard amenity and are not supported.
- Orientation of the site will also result in substantial overshadowing of the properties to the south.
- The architectural plans should incorporate dimension and areas of rooms to facilitate an assessment against the apartment design controls within the ADG.

- It was noted that some private open space areas don't appear to meet the minimum requirements specified within the ADG, and that compliance with such controls is required.
- Incorporation of a stepped max 3 storey design that falls with the topography of land, and removal of the 4th storey would allow the ground floor of the northern portion of the design to be increased to ensure the northern units are not subfloor.