

BRIEFING DETAILS

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| BRIEFING/DATE/TIME | 3 February 2022 11.00am to 11.30am |
| LOCATION | Teleconference |

BRIEFING MATTER

PPSSCC-307 – Cumberland - DA2021/0636

14-16 Patricia Street, Mays Hill

Residential Flat Building (Affordable Housing), Demolition of existing structures and construction of a four storey residential flat building containing 29 affordable housing units over one level of basement parking pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009

PANEL MEMBERS

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| IN ATTENDANCE | Abigail Goldberg – Chair Roberta Ryan Ken McBryde |
| APOLOGIES | Nil |
| DECLARATIONS OF INTEREST | David Ryan declared an interest as he is currently preparing a DA for the applicant, LAHC. |

OTHER ATTENDEES

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| COUNCIL STAFF | Jai Shankar – Executive Manager Development and Building Michael Lawani – Coordinator Major Development Assessment Olivia Yana – Executive Planner Esra Calim – Coordinator Development and Building Systems Sarah Hussein – Administration Officer |
| OTHER | Suzie Jattan and George Dojas - Planning Panel Secretariat |

KEY ISSUES DISCUSSED

- The applicant is seeking a number of variations, including
 - Provision of adaptable units: 20% required - 13.8% provided
 - Solar access: 70% required to have solar access for 3 hours – provision is short by one unit 68.9%
 - Private open space: unit 5 is provided with 5m² less than required – a variation of 33.3%
 The variations are considered to be acceptable by the Council. The Panel supports this position.
- Some building separation and privacy issues were raised, but are able to be resolved or justified.
- Some internal referrals are still being undertaken.
- The Panel considers that both the architectural and landscaping design overall are contextually appropriate and satisfactory.

DETERMINATION DATE: determination was targeted for February 2022 however the applicant has requested an extension of time in order to complete the required arborist investigation as well as detailed site investigations. Delays have arisen due to the December / January holiday break. Determination is now targeted for March 2022. The Panel agreed that electronic determination would be suitable without the need for further briefing, unless significant issues emerge from reports still to be submitted.