

Record of Preliminary Briefing

Sydney South Planning Panel

PANEL REFERENCE & DA NUMBER	PPSSSH-177 – DA-951/2024
APPLICANT OWNER	Howard Taylor Homes NSW
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$13,055,656 (excluding GST)
BRIEFING DATE	11 November 2024

ATTENDEES

APPLICANT	Carolyn Howell, Frances Beasley, Deborah Gilbert, Mano Manoharan, Yudhi Setiawan, Nuno do Vale, Matthew Gallagher
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Khal Asfour, Karl Saleh
DECLARATIONS OF INTEREST	None
COUNCIL OFFICERS	Fiona Kordahi, Daniel Bushby, Stephen Arnold
PLANNING PANELS TEAM	Joel Burgess
APOLOGIES	None

DA LODGED: 18 September 2024

DAYS SINCE LODGEMENT: 53 days

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council.

TENTATIVE PANEL DETERMINATION DATE: Before 20 June 2025 (Within the 275-day timeframe)

KEY MATTERS DISCUSSED:

The Panel notes the applicant presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

Consolidation of Services

- Council's Urban Design Team recommends the consolidation of services at the front of the property. The key features of concern are: orientation of substation, fire hydrant placement at side, straightening entry for 'legibility', waste room to be relocated to beside the driveway.
- Applicant responded that there may be constraints such as the proximity of the fire hydrant to the substation, but noted that the bin relocation and rationalisation would be considered.
- Panel notes that council is looking for a: "rationalisation of services in the front setback area to maximise the landscape setting of the building" and that applicant and council should meet to discuss the opportunities and constraints.

Solar Access

- Council is still reviewing compliance of solar access to units due to factors such as balcony depth.

Privacy concerns

- Council flagged that living rooms with windows facing communal spaces may result in privacy issues. The applicant explained that the communal areas were largely landscaped and require passive surveillance.

Calculation of communal spaces

- Council raised that side setback areas may not be counted as communal open space.
- Applicant noted that communal open space needs to be managed carefully to provide amenity for occupants without providing some spaces that may encourage congregation and subsequent issues for neighbours and tenants.

Next steps:

- Panel requests council and applicant to meet to resolve the design of the building frontage and discuss communal open space and privacy matters that are appropriate to this type of housing and the needs of tenants, prior to the issuance of the RFI.
- Council to issue RFI, ideally, within 2 weeks of meeting date (25th November). However, it may take longer to formalise a position on responses to cl 4.6 variation requests.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.