

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 3 December 2024, 1:30pm – 2:30pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSSH-178 - CANTERBURY-BANKSTOWN - DA-1049/2024 - 171 WESTON STREET & 2-6 HINEMOA STREET PANANIA 2213 - Demolition of existing structures and construction of a 4-5 storey affordable housing residential flat building comprising 42 apartments, over basement carparking.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor, Penelope Holloway, Khal Asfour, Karl Saleh
APOLOGIES	Glennis James
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	George Telo, Nicholas Aley, Stephen Arnold
APPLICANT REPRESENTATIVES	Homes NSW: Karl Harb, Mano Manoharan, Carolyn Howell, Deborah Gilbert, Yudhi Setiawan, Morson Group: Peter Morson
OTHER	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

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

- The proposed height of building and height bonus exceedance noting under SEPP (Housing) 2021 max allowable height of building is 16.9m with 17.4m being proposed
- The application is not supported by a s4.6 request to depart from the development standard relating to height of building as the applicant is of the view that the parapet is an architectural feature which is excluded when calculating the height of building
- FSR bonus available under SEPP (Housing) 2021
- Flood zone and flooding/stormwater impacts (impacted by PMF and 100 year flood)
- ADG compliance
- Setbacks and encroachments
- Articulation of building elevation and balcony breaches with regard to balcony separation
- Solar access to the southern dwelling
- Adoption of key design amendments recommended by the Design Review Panel

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- Four submissions received during notification period.

Next Steps

- The Panel is of the view that parapets are generally not considered to be architectural features. The applicant should clarify and confirm if a s4.6 is required in relation to the height of building exceedance. The applicant may need to either lower the parapet or submit a s4.6 request to depart from the development standard relating to the height of building set in the SEPP (Housing) 2021..
- Council is anticipating a request for further information (RFI) will be provided to the applicant within the next 7 days.
- Once the applicant has responded to the matters raised in the RFI, a further assessment briefing will be held with the Panel if required. Alternatively, and if appropriate, the matter will proceed to electronic determination by the Panel.
- The Panel noted the applicant's commitment to working towards a determination before July 2025 and will aim to set any future briefing dates so as to achieve this target determination timeframe.

Planning Panels Secretariat

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