

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 12 May 2025, 9:30am – 10:30am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSSH-189 – CANTERBURY-BANKSTOWN – DA-39/2025 - 115 & 117 DUTTON STREET YAGOONA 2199 - Residential Flat Building with Affordable Housing - Consolidation of 2 existing lots, demolition of existing structures, and construction of a 5-storey residential flat building containing 28 apartments including 6 affordable housing units, and basement car parking.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Daniel Bushby, Stephen Arnold
APPLICANT REPRESENTATIVES	Khaled Kabbout (Cedar Design & Construct), George Alagah (Goodwill Studio Australia), William Clarke (Goodwill Studio Australia)
DPHI	Nikita Lange

KEY ISSUES DISCUSSED

The panel notes the applicant's presentation, and the matters discussed with the applicant and council's assessment planners during the briefing. In particular, the panel notes:

Council's assessment planners provided background of the proposal and outlined the status of the application. The following matters were discussed:

- All internal referrals have been received. Additional information and amendments to the design are required, including, engineering issues, basement drainage, OSD, driveway location and urban design, noting this proposal is the first residential flat building in Yagoona since the local area plans were implemented.
- One external referral - Ausgrid are supportive of the proposal, subject to standard conditions imposed.
- 1 submission received during the notification period.
- Key concerns from council's preliminary assessment include:
 - The rooftop communal open space, noting section 8.20 of the DCP (August 2024) does not allow rooftop terraces (or the like). The applicant has not provided information to support a variation to this control.

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- 34 Storage cages are located on ground floor (below existing ground level) to utilise the void space created by the slope of the land. Council notes that other options should be considered for the use of this area, such as providing a step in building for undercroft communal area. The amenity of such a space would need to be considered, particularly its access to sunlight when compared to the amenity of the roof top communal open space.
 - The north elevation is 50-60 long and will need more articulation.
- The development must demonstrate design excellence in accordance with clause 6.15 of the LEP

Next Steps

- Council advised that an RFI is being prepared and will be issued by the 26 May 2025.
- The panel are inspecting the site on the 19 May 2025.
- 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 as less than 10 unique objections have been received.

TENTATIVE DETERMINATION DATE: By August 2025

Planning Panels Team

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