

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 11 March 2021, 9:50am – 10.30am
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER

PPSSSH-31 – CANTEBURY BANKSTOWN - DA-776/2020

137 Campbell Hill Road CHESTER HILL 2162

Demolition of existing structures and construction of a shop top housing development containing 100 residential apartments, above ground level retail uses, with at-grade and basement car parking and associated civil works.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Bilal El-Hayek, Nadia Saleh
<b>APOLOGIES</b>	Heather Warton
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Michael Bonnici, Daniel Bushby, Casandra Gibbons
<b>OTHER</b>	Michelle Burns, Leanne Harris, Carolyn Hunt

## KEY ISSUES DISCUSSED

- Current DA approval on site
- Split zoning, B2/SP2 (16%), ROW over the site along boundary, R4 surrounding area
- A number of LEP/DCP non-compliances
  - Exceeds FSR
  - Upper-level setback from Campbell Hill Road
- A number of SEPP 65/ADG non-compliances:
  - Balcony sizes
  - Storage quantum and location
  - AC units/services location
  - Bike parking
- Waste areas access and servicing need resolution
- A SEPP 55 Detailed site investigation required
- Basement storage not well located
- Substation locations, lift overruns, services location etc, need to be detailed
- The future street character of Waldron Road needs further exploration to ensure the development is consistent with the desired future character especially at street level. Council to provide guidance.

**TENTATIVE PANEL MEETING DATE: N/A**