

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 18 February 2021, 10.30am – 11.15am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSH-34 – CANTERBURY-BANKSTOWN – DA-826/2020

149-163 MILTON STREET ASHBURY 2193

Demolition of all existing structures, removal of 57 trees, excavation, site remediation, civil works, new road, site landscaping and construction of two residential flat buildings and seven multi-dwelling housing buildings comprising 129 dwellings over a single level common basement for 263 vehicles.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Heather Warton, Marcia Doheny
APOLOGIES	None
DECLARATIONS OF INTEREST	Stuart McDonald, Nadia Saleh, Bilal El-Hayek

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Zena Ayache, Kaitlin McCaffery, Mine Kocak, George Gouvatsos
OTHER	Michelle Burns, Leanne Harris, Carolyn Hunt

KEY ISSUES DISCUSSED

- The rezoning and DCP for this site were adopted together. The open space, building layouts (notably building separation and boundary setbacks) were seen as fundamental to this site development. Currently this proposal falls short on meeting these basic expectations for the future site development.
- Site specific DCP requires min 25% of site area as communal open space at ground level. The DCP intention is to provide a generous and accessible communal open space. Development only accommodates 8% communal open space, which is grossly inadequate and needs to be addressed to meet the future needs of this high-density community.
- The development does not comply with the site specific DCP boundary setback and building separation requirements that is also a fundamental consideration to be addressed.
- Building layout and setbacks do not address legibility, CPTED considerations nor the communal open space requirements
- Public Connection from Milton St to Wagner Oval needs clarity and generosity and clear view corridors from Milton St to oval to enhance wayfinding and legibility
- Rooftop communal open space is considered inadequate to meet all the needs for Buildings B and C (residential flat buildings). Primarily, communal ground level open spaces should be provided in line with the DCP requirements.

Planning Panels Secretariat

- Rooftop private open spaces are not supported on Buildings A and E (multi-dwellings). Private open space should be provided at ground level in line with the DCP requirements.
- Scale, massing, modulation and materiality of Milton St development to mediate interface with adjoining neighbourhood character needs further development
- The development does not meet a range of the SEPP 65 Apartment Design Guide (ADG) amenity considerations including, but not limited to:
 - setbacks from boundaries
 - open space,
 - deep soil,
 - building separation
 - solar access
 - cross-ventilation
- 35 submissions identified the following issues that need thorough consideration:
 - traffic generation and safety
 - Tree loss and lack of appropriate new landscaped spaces, tree planting and screening
 - Increased density
 - Height and bulk
 - Privacy and overlooking
 - Noise
 - Waste management

TENTATIVE PANEL MEETING DATE: TBC