

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 March 2021, 9:15am – 9.50am
LOCATION	Teleconference

BRIEFING MATTER

PPSSSH-43 – CANTEBURY BANKSTOWN – DA-937/2020

4 Doyle Road REVESBY 2212

Mixed Use Development including a residential flat building with 33 apartments and 3 shops under SEPP (Affordable Rental Housing) 2009.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cassandra Gibbons, Daniel Bushby
OTHER	Michelle Burns, Leanne Harris, Carolyn Hunt

KEY ISSUES DISCUSSED

- Irregular U-shaped site makes for a difficult and constrained development site. Potential to amalgamate adjacent service station (10 Doyle Road) needs to be more clearly explored.
- Preliminary site contamination report not acceptable. A further detailed site investigation is required to meet SEPP 55 requirements.
- A number of LEP non-compliances:
 - exceeds maximum FSR,
 - exceeds maximum height
 - minimum site frontage width not met,
- Does not meet affordable housing threshold to obtain FSR bonus.
- A number of non-compliances in terms of SEPP 65/ADG
 - Solar access and reliance on skylights for sun is only acceptable as a secondary source of sunlight
 - Irregular shaped rooms and functionality needs to be demonstrated.
 - Communal open space lacks usability, inclusion of setbacks and walkways not supported as communal open space. A consolidated functional open space should be provided.
 - Setback to boundary with R2 zone needs to be increased
- Poor single street address, CEPTED issues and legibility an issue.

Planning Panels Secretariat

- Vehicular access, waste collection, deliveries and servicing very compromised for both residential and commercial units.
- A better outcome would be achieved through site amalgamation as the current proposal is very compromised within the current constraints.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels