

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 March 2021, 11:40am – 12.05pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSSH-59 – Canterbury Bankstown – DA-975/2020

493 Chapel Road BANKSTOWN 2200

Demolition of existing structures and construction of a 4 and 5 storey boarding house with 111 boarding rooms and basement car parking

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Monica Samuel, Daniel Bushby
OTHER	Michelle Burns, Leanne Harris, Carolyn Hunt

KEY ISSUES DISCUSSED

- Zoned R4 high density residential,
- Existing and future character of 3-4 storey residential flat buildings
- LEP/DCP non-compliances include:
 - Building height exceedance of 3.45m, 4-5 storeys proposed
 - Side and rear setbacks are less than average setback required
 - Rooftop terraces
 - Solar access requirements for Boarding Houses
- SEPP 65/ADG non-compliances include:
 - Minimum setbacks
 - Solar access to open space
- Additional communal rooms and communal open space should be explored at multiple levels to provide adequate level of amenity for a development of this size
- Traffic and movement and pedestrian safety
- Privacy and overlooking from rooftop terraces
- Waste management

TENTATIVE PANEL MEETING DATE: N/A