

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 10 June 2021, 2.15pm – 3pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSSH-60 – CANTERBURY-BANKSTOWN – DA-55/2021

5-7 Croydon Street LAKEMBA 2195

Construction of three residential flat buildings ranging from five to 10 storeys with basement level car parking and open space areas and a new roadway to be dedicated to Council. Torrens title subdivision to create separate parcels for the laneway and the development site, and strata subdivision of the apartments.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Haroula Michael, George Gouvatsos
OTHER	Michelle Burns, Leanne Harris, Carolyn Hunt

KEY ISSUES DISCUSSED

The development comprises 3 buildings (Bldg A: 5-7 storeys, Bldg B: 5-7 storeys, Bldg C: 7-10 storeys) has one street frontage and includes a new lane and communal open space.

The Panel discussed the following:

- The development, while compliant in terms of FSR, is large in scale and bulk, with limited building separation, modulation and articulation, and open space for substantial tree planting. To enhance the architectural expression and landscape quality, neighbourhood character and amenity, various non-compliances need to be addressed, notably:
- Building height exceedance of Building C
- ADG issues, specifically
 - Building Separation - inadequate separation at higher levels, and with neighbouring properties
 - Solar Access and Daylight Access,
 - Natural Ventilation,
 - Apartment Size and Layout,
 - Common Circulation Spaces,
 - Storage Areas
 - Acoustic Privacy.

Planning Panels Secretariat

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- Deep soil
- Key DCP requirements that have not been addressed:
 - insufficient car parking,
 - Building Depth and Length,
 - street setbacks and wall heights,
 - Upper level setbacks,
 - Deep soil zones,
 - communal open space,
 - view corridors,
 - building exteriors, materiality, articulation, and modulation
- SEPP 55 considerations yet to be demonstrated.
- CI 4.6 justification is yet to be demonstrated

TENTATIVE PANEL MEETING DATE: TBC