

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 10 June 2021, 1.30pm – 2.15pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSH-71 – CANTERBURY-BANKSTOWN – DA-152/2021

10 Nelson Short Street POTTS HILL 2143

Remediation of the site, Construction of a Seniors Living Development comprising of five (5) buildings with a total of 213 dwellings and ancillary uses including a medical centre, café, retail shop, restaurant/lounge, outdoor swimming pool, with communal landscaped areas and basement car-parking.

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Aidan Harrington, Stephen Arnold
<b>OTHER</b>	Michelle Burns, Leanne Harris, Carolyn Hunt

**KEY ISSUES DISCUSSED**

The Panel discussed the following:

- A large 1.8 ha elevated site with 3 street frontages.
- The submission is a new DA (3, 4 and 6 storeys) of an earlier approved compliant proposal. It primarily modifies Building E. Building B has been removed.
- This proposal breaches height and FSR controls
- Justification for breach of FSR (BLEP 2015) and height breach of 6m in (Potts Hill Reservoir Concept Plan: Business Park Design Guidelines) is needed
- ADG non-compliances include:
  - No windows to habitable rooms
  - Room depth
  - Private open space
  - Units/corridor
- higher amenity of the central communal landscaped area, which has multiple levels, is noted
- Building E is elevated, and the east elevation is quite prominent in the area so the height and bulk would benefit from further modulation and articulation and a visual impact analysis
- the purpose of the large undercroft area on the street frontage is queried

**Planning Panels Secretariat**

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- More details of buildings A, C, D, F are needed as this is a new application

**TENTATIVE PANEL MEETING DATE: TBC**

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