

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 26 August 2021, 10am - 11am
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER

PPSSSH-79 – CANTURBURY BANKSTOWN – DA-452/2021

280-300 Lakemba Street, Wiley Park

Demolition of existing structures, removal of 18 trees and the construction of a shop top housing development comprising 142 residential apartments within four residential podiums, rooftop communal open space; 2,195sqm of retail floor space, 3 storey basement car parking including a mezzanine level comprising 248 car spaces, storage and waste facilities. The development includes a dedication for new lane works along the rear and slip lane with associated public footpath.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Bilal El-Hayek, Nadia Saleh
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Bilal El-Hayek's former neighbour owns the site. Chair confirmed there is no current COI.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Alice Pettini, George Gouvatsos, Bob Steedman
<b>DPIE STAFF</b>	Leanne Harris, Michelle Burns

## KEY ISSUES DISCUSSED

This is a new application that came before the Panel in 2020. The development is similar to the previous proposal albeit the development now complies with the height limit with a reduction in density (150 previously to 142 DUs) and includes changes to the communal open space. Notwithstanding these improvements there are still a number of issues that were discussed, in particular:

- A number of non-compliances with the SEPP 65 ADG regarding
  - Minimum building setbacks and separation to eastern boundary on Buildings 2A and 2B, levels 4-5 causing additional overshadowing to neighbouring properties
  - Apartment size and layout (on levels 4-5 in particular) where the studio apartments are actually 1 bedroom undersized
  - Solar access
  - Visual privacy
  - Undersized balconies
  - Storage
- Communal open space amenity on the western buildings (Buildings 1A and 1B) has no lift access and no shade or seating to the water play areas which would not be acceptable. Consideration of a range of amenities on each building rooftop space is optimal. Exceedance of the maximum height limit will need to be considered in redesign.

## Planning Panels Secretariat

- Clarification on retail and parking is required
- Street awning width to meet DCP requirements and accommodate street tree planting
- Further information on SEPP 55, BASIX and concerns raised by the referrals

**TENTATIVE PANEL MEETING DATE: N/A**

## Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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