

Record of Briefing Meeting Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-80 – Canterbury-Bankstown – DA-512/2021 165 – 171 Milton Street, Ashbury 2193
APPLICANT / OWNER	Alicia Desgrand / The Ashbury Developments Unit Trust
APPLICATION TYPE	DA-512/2021 at Lot A, DP 30778, No. 165-171 Milton Street, Ashbury for demolition of all existing structures, excavation, site remediation, new road, removal of 23 trees, site landscaping and construction of five (5) residential flat buildings accommodating 76 units and 62 terraces over a single level basement car park.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: [General Development over \$30 million]
KEY SEPP/LEP	Canterbury Local Environmental Plan 2012, SEPP 65 and Apartment Design Guide
CIV	\$62,395,506.00 (excluding GST)
MEETING DATE	9 December 2021

ATTENDEES

APPLICANT	Alicia Desgrand
PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Heather Warton, Susan Budd
COUNCIL OFFICER	Zena Ayache, Bob Steedman, Ian Woodward, Kaitlin McCaffery
CASE MANAGER	Leanne Harris
PROJECT OFFICER	Holly McCann

ISSUES LIST

- Public exhibition is currently until 17 January 2022.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

The following issues need to be further addressed:

- FSR breach (LEP1:1, Proposal 1.2:1 with inclusion of gymnasium area) Clause 4.6 variation required if FSR breach
 - Canterbury Development Control Plan (Part F) 2012 site specific controls for Building Height & Storeys
 - Building C- 5/6 storeys (DCP control- 5 storeys)
 - Buildings A-13.1m B-18.1m and D-11m height exceedances (DCP maximum building height controls are 11m, 18m, 8.5m respectively) measured from FFL
 - Terraces non-compliance with Part C3 – Multi Dwelling Housing and Attached Dwellings of Canterbury Development Control Plan 2012 specifically
 - Private open spaces, size, location, solar access
 - Rooftop terraces and ground floor private open space
 - Proposed 'study rooms' (Building B, C) can readily be used as bedrooms so there is a potential shortfall in carparking and private open space that needs to be addressed
- Other issues to be addressed:
- Landscape, streetscape, and interface with low scale residential neighbourhood
 - Maximum tree retention, where possible
 - Traffic and access
 - Accessible car parking spaces
 - Waste management.

REFERRALS REQUIRED

Internal

- Urban Design
- Traffic
- Engineering
- Landscape
- Environmental Health
- Building
- Waste Management

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

30 submissions received to date and renotification currently underway.

DA LODGED: 07 July 2021

RFI SUBMISSION DATE

Council / Applicant to meet late January 2022 to collectively workshop outstanding issues and plan differences

TENTATIVE PANEL DETERMINATION DATE: TBA

Originally the Panel were seeking determination of the DA in February 2022. The determination timeframe will be confirmed following the agreed applicant / Council workshop in January.

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