

Record of Kick-Off Briefing Meeting Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-92 – Canterbury-Bankstown - DA-643-2021 – 85-87 Waldron Road, Chester Hill
APPLICANT AND OWNER	NSW Land & Housing Corporation / Kristie Vaughan OBO NSW Land & Housing Corporation
APPLICATION TYPE	Development Application with CIV > \$5M - Crown Development
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 7 of the SRD SEPP
KEY SEPP/LEP	State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Vegetation in Non- Rural Areas) 2017 Bankstown Local Environmental Plan 2015
CIV	\$6,925,505.00 (excluding GST)
MEETING DATE	27 September 2021

ATTENDEES

APPLICANT	Lisa Heniedi – Director, Portfolio Planning Service Kristie Vaughan – Senior Planner Mano Manoharan – Senior Development Manager Rajat Khanna – Architect, Associate Director, Group GSA.
PANEL	Helen Lochhead (Chair), Heather Warton (State member) and Stuart MacDonald (State member)
COUNCIL OFFICER	Warren Terry
CASE MANAGER	Alexandra Hafner and Leanne Harris
OTHER	Michelle Burns and Sharon Edwards

ISSUES DISCUSSED

- Introductions
- Applicant summary
 - Application is time critical and forms part of social housing strategy for LAHC. 2,200 applicants on the waiting list with waiting period up to 10 years for 1- and 2-bedroom dwellings.
 - 4 storey residential development, 19 social housing units over 2 lots
 - Close to shops and transport, 1-2 storey residential neighbourhood
 - Rail corridor at rear of site, building setback 11.5m from rear boundary, more than 20m from train line.
 - Consistent with proposed future character.
 - Specialist reports undertaken:
 - Traffic. Bus stop relocated in consultation with Council Engineer
 - Flooding
 - Acoustic study
 - Access
 - Arborist assessment
 - BASIX
- Council summary
 - Public exhibition ended on 22 September 2021. Two (2) submissions were received). Concerns were not specific to development.
 - Referral to TfNSW completed.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney South Planning Panel and therefore is not limited to the detail herein.

KEY ISSUES FOR CONSIDERATION

- Noise impacts of Rail corridor, Trickle vent system to shield from noise, detail needed
- Flooding considerations, may need some regrading
- Tree retention and additional trees to buffer rail corridor to be included
- Consistency with future character was noted

PANEL BRIEFING DATE – 28 October 2021

PANEL DETERMINATION DATE – 21 March 2022