

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 28 October 2021
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSSH-92 –CANTERBURY-BANKSTOWN– DA643/2021 – 85-87 Waldron Road, Chester Hill – Demolition of an existing single storey dwelling and construction of a four (4) – storey Residential Flat Building.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Heather Warton, Nadia Saleh, Bilal El-Hayek
APOLOGIES	Stuart McDonald, Carolyn Hunt
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Warren Terry, Stephen Arnold
OTHER	Mano Manoharan, Lindsey Noble, Ambrose Marquart, Carolyn Howell, Yudhi Setiawan, Kristie Vaughan, Rajat Khanna

RSD TEAM

CASE MANAGER	Leanne Harris
PROJECT OFFICER	Holly McCann

KEY ISSUES DISCUSSED
Overview:

- Located close to Chester Hill Neighbourhood Centre within an R4 zone.
- The Proposal is for a 4-storey residential flat building over 2 lots that interfaces with Sydney Trains railway corridor forming the southern boundary of the site.
- The building is setback 8.5m from the rail corridor. Sydney Trains has provided concurrence
- Screening from the rail corridor is required.

SEPP 65 – considerations

- Ground floor, front-facing units could be provided with direct entry to the street notably the north-east unit.

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- Front door entrance could be better articulated to denote the main entry
- Sun-shading to provide adequate sun protection to windows and to improve articulation of elevations
- Re-orient rear private open spaces and balconies away from the rail corridor to improve amenity and consolidate communal open space at the rear. Small secondary screened balconies would be acceptable on the rear elevation
- Communal open space plan should be provided.
- Inclusion of secondary (high-level) windows oriented to the side boundaries in bedrooms facing rail corridor to provide light and ventilation.
- Motorbike parking to be considered within the basement level in addition to bike parking.
- A storage plan is to be provided to demonstrate compliance with minimum storage requirements.
- Plan of Management to include ongoing landscape maintenance provisions.
- Demonstration of 20% of units being provided equivalent to at least Liveable Housing Guideline Silver Level universal design features.

Other issues:

- Plans need details of service provisions within the front setback to ensure setback and landscape presentation to the street is maintained

TENTATIVE PANEL MEETING DATE: 28 March 2022

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