

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 17 December 2020, 3pm – 3.30pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSSH-33 – CANTEBURY BANKSTOWN – DA-861-2020

48 WELLINGTON ROAD CHESTER HILL 2162

Construction of a 5-storey residential flat building including 38 affordable housing units with basement car parking

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Casandra Gibbons, Stephen Arnold
<b>OTHER</b>	Michelle Burns

**KEY ISSUES DISCUSSED**

The Panel discussed a range of issues that need further work including:

- Confirmation for compliance with development controls
- SEPP 55 requirements
- Overall site planning, configuration of building and open space results in a variety of unacceptable amenity issues that need to be resolved
- Shortfall in quantum and quality of landscaped areas
- Specific ADG compliance issues including:
  - Location, design and usability of communal open space
  - Setbacks from rail line need further consideration. Conflicts arise from competing requirements for throw screens, noise mitigation and cross ventilation that impact natural ventilation and solar access.
  - Non-compliances in side setbacks and potential impacts on neighbouring properties
  - Solar access to living areas and private open space. Better diagrams are required
  - Reliance on building alcoves to meet ADG cross ventilation requirements is questioned
- Location and lack of integration of substation kiosk
- Potential retention of rear boundary trees

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