

## Record of kick-off Briefing Meeting

<b>PANEL REFERENCE &amp; DA NUMBER</b>	<b>PPSSSH-80 – Canterbury-Bankstown Council – DA-512/2021 - 165-171 Milton Street Ashbury</b>
<b>APPLICANT / OWNER</b>	Alicia Desgrand / The Ashbury Developments Unit Trust
<b>APPLICATION TYPE</b>	Capital Investment Value > \$30M
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP
<b>KEY SEPP/LEP</b>	SEPP (Infrastructure) 2007 SEPP (Building Sustainability Index: BASIX) 2004 SEPP No. 55 – Remediation of Land (SEPP 55) SEPP No. 65 – Design Quality of Residential Apartment Development SEPP (Affordable Rental Housing) Draft SEPP (Environment) Canterbury LEP 2012 Draft Canterbury Bankstown LEP 2-2- Canterbury DCP 2012 Draft Canterbury Bankstown Development Control Plan 2020
<b>CIV</b>	\$62,395,506.00 (excluding GST)
<b>SCHEDULED MEETING DATE</b>	2 August 2021

### REQUIRED ATTENDEES

<b>APPLICANT</b>	Adam Haddow, Alex Longley, Alicia Desgrand, Aras Labutis, Wesley Grunsell, Valerie Ostermann, Ian Cady, Mace Armoni
<b>PANEL CHAIR</b>	Helen Lochhead
<b>COUNCIL OFFICERS</b>	Zena Ayache, Mine Kocak, Kaitlin McCaffery, George Gouvatsos and Ian Woodward
<b>CASE MANAGER</b>	Alexandra Hafner and Leanne Harris

### OTHER ATTENDEES

<b>RSDA Team</b>	Michelle Burns and Angela Kenna
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## **ISSUES DISCUSSED**

- Public exhibition is yet to occur. 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 contained herein.

The following LEP and DCP variations are being reviewed by Council:

### CLEP 2012

- Clause 4.3 variation sought to CLEP 2012 for Buildings A, B and D. Applicant to confirm breaches to numerical compliances and/or DCP height restrictions.

### CDCP 2012

- Building siting development standards as outlined within Figure F11.2
- Figure F11.5 requires Building C and Building E to provide a building separation distance in the range of 33-45 metres. The proposal seeks to vary this requirement to 26-46 metres.
- The proposal seeks to vary the upper level setback requirement to Building B under Figure 11.6 which requires a 3-metre upper level setback. The proposal seeks a consistent 12 metre setback to the northern boundary.
- Cross ventilation in multiple dwellings in Buildings A1, D1, C, E1 and E2 show cross ventilation through the front entrance doors that open to the public realm. It is difficult to determine whether the proposal achieves cross ventilation as it is unclear what window types and opening areas of the proposed windows are of equal sized. The proposal must be revised to demonstrate compliance with cross ventilation of Part 4B-1 of the ADG.

### Early works DA

- Previous discussions with Council indicate that an early works DA relating to a basement level but does not include a new road, which partially relates to an adjoining DA (shared road). Purpose of early works to bring forward specified building works. Applicant recognises a cross over in the applications with an easy swap in documentation and can update subject DA to reflect early works approval.
- Further discussion to be held between Aras Labutis and Council.

### Terraces and POS

- Quality of primary and communal open space important, particularly given context of COVID-19, applicant believes encourages diversity of housing and will provide more detail on proposal.

## **KEY ISSUES FOR COUNCIL TO CONSIDER**

- Building heights, height breaches and storey levels to be confirmed
- Building separation deviation between CDCP 2012 and ADG requirements.
- Ground level private open spaces need to ensure potential to be used as such.
- Views and site lines need to enhance legibility, safety by design, connectivity at ground level
- Allowing a clear window into communal open space, connectivity and ensuring legibility, safety by design considerations should be given.
- Urban design and public domain considerations should allow intuitive wayfinding to lead into the public space.  
Enhance deep soil and tree retention of significant trees along southern boundary.

- Roof terraces allow amenity however need to be considered as secondary or discretionary.
- Waste: confirm development is capable of achieving heavy vehicular access
- Visual permeability requirements of the site specific DCP
- Mitigate apparent size and bulk
- Question the inclusion of the basement in the allied early works package ahead

## **REFERRALS REQUIRED**

### Internal

- Building Surveyor: no objections, subject to conditions.
- Waste Services: unable to support current proposal with additional information required relating to bin storage area, bulky waste, waste chute system, bin carting route/collection point and on-site collection.
- Urban Designer: unable to support current proposal with additional information required relating to interface and permeability of pedestrian through site link, oval and presentation to the public domain.
- Tree Officer: site inspection and referral response outstanding.

### External

- Water NSW in accordance with Water Management Act 2000: referral response outstanding.
- Ausgrid in accordance with cl. 45(2) of the Infrastructure SEPP 2007: no objections, subject to conditions.

## **OTHER**

- Tree Preservation Officer is unable to undertake a site inspection due to COVID-19 lockdowns. Trees are a significant issue, in addition to the adjoining site which is subject to a s34 which received a high number of objections and a site inspection is deemed necessary in this instance. This will add delays to the assessment timeframes of the RSDA.

**RFI SUBMISSION DATE** – To be issued within 7 days of exhibition closing.

**PANEL BRIEFING DATE** – 26 August 2021

**PANEL DETERMINATION DATE** – 16 December 2021