

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 16 September 2021, 9.03am – 10.15am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSH-80 – Canterbury-Bankstown Council – DA-512/2021

165-171 Milton Street Ashbury

Demolition of 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.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Susan Budd, Heather Warton
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	<p>Stuart McDonald - As SJB Architects are involved I have a conflict. They are a sister company and while I have no financial or other involvement in that architectural business there is a clear conflict for me.</p> <p>Bilal El-Hayek - Council at its meeting on 26 November 2019 considered and determined a planning proposal for 149/171 Milton Street Ashbury. Given that I was present when Council considered and determined the planning proposal, under the provisions of the Code of Conduct for Planning Panels I am considered to have a conflict of interest in the matter and cannot participate on the Sydney South Regional Planning Panel when the DA for this property is being considered.</p> <p>Nadia Saleh - As the Council at its meeting on 26 November 2019 considered and determined a planning proposal for 149/171 Milton Street Ashbury. Given that I was present when Council considered and determined the planning proposal, under the provisions of the Code of Conduct for Planning Panels as I am considered to have a conflict of interest in the matter and cannot participate on the Sydney South Regional Planning Panel when the DA for this property is being considered.</p>

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Zena Ayache, Kristy Bova, Kaitlin McCaffery, George Gouvatsos, Ian Woodward
<b>OTHER</b>	None

## RSD TEAM

<b>CASE MANAGER</b>	Leanne Harris
<b>PROJECT OFFICER</b>	Michelle Burns

## KEY ISSUES DISCUSSED ASSESSMENT RECORD BRIEFING

- Redevelopment is of a former industrial site adjoining Wagner Oval and Ashbury Conservation Area

### **CDCP 2012 requirements**

- Building separation deviations between CDCP 2012 and ADG requirements are supported as these meet the objectives of the DCP and improve internal planning.
- Setbacks to neighbouring properties and streets have been maintained. Variations are internal to the development only so do not negatively impact adjoining properties.
- Justification for building height breaches notably to buildings A, B, C, and E and clarification of heights and number of storeys needs to be provided. Documentation provided is inconsistent. Expectation is that DCP building heights are met to optimise compatibility with adjoining area and to mitigate apparent size and bulk at interface with existing neighbourhood.
- Numerous ground level private open spaces do not meet size and sunlight expectations and limit potential to be used as such. As the primary private open space these need to be reviewed.
- Noting the CDCP does not allow roof top terraces, roof terraces can give additional amenity, however, may impact neighbours so provision needs to be justified. Design needs to ensure neighbours' privacy and amenity is protected and overlooking mitigated. Rooftop terraces may be considered as secondary or discretionary.
- Visual permeability requirements of the site specific DCP need to be met to ensure views and site lines enhance intuitive wayfinding, safety by design, connectivity at ground level
- Carparking provision needs clarification. Accessible parking and additional parking for potential bedrooms/study spaces is required
- Enhance deep soil and tree retention of significant trees along southern boundary.
- Waste: confirm development can achieve heavy vehicular access

### **SEPP 65 and ADG requirements:**

- Verification that 70% of dwellings receive sunlight
- Reliance on open front doors to meet cross ventilation requirements. This is not acceptable

## IS THE APPLICATION READY FOR DETERMINATION?

**NO: NEW PANEL BRIEFING DATE:** Thursday, 11 November 2021  
**NEW DETERMINATION DATE:** February 2022

## Planning Panels Secretariat

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