

## RECORD OF BRIEFING MEETING SYDNEY SOUTH PLANNING PANEL

|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| <b>MEETING DATE / TIME</b> | 4 April 2017<br>11.10 am to 11.30 am                                                |
| <b>LOCATION</b>            | City of Canterbury-Bankstown Council, Corner of Chapel Road and The Mall, Bankstown |

### ATTENDEES

|                                 |                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>PANEL MEMBERS</b>            | Morris Iemma (Chair)<br>Bruce McDonald<br>Nicole Gurrin<br>Peter Smith<br>Jane Fielding                |
| <b>COUNCIL ASSESSMENT STAFF</b> | Stephen Arnold<br>Peter Wells<br>Felicity Eberhart<br>Andrea Elias<br>Samantha Mitchell<br>Kristy Boza |
| <b>OTHER</b>                    | Suzie Jattan – Panel Secretariat                                                                       |

**CONFLICT ON INTEREST:** Nil

### SITE INSPECTION:

The following Panel Members attended the site inspection:

Morris Iemma  
Bruce McDonald  
Nicole Gurrin  
Peter Smith  
Jane Fielding

### BRIEFING MATTER

Panel Ref – 2016SYE103 - LGA – Canterbury-Bankstown, DA – 77/2016, 12-18 Leigh Avenue and 34 Skinner Avenue, Riverwood, Demolition of existing structures on 12-18 Leigh Avenue and 34 Skinner Avenue and construction of four storey and 24 bed aged care facility as part of the existing 'Leigh Place' aged care facility

### KEY ISSUES DISCUSSED

- SEPP (Housing for Seniors or People with a Disability) 2004
- Clause 4.6 variation – height and number of storeys
- Floor Space Ratio distribution across the entire development
- Setback
- Permissibility

- Acoustic protection from existing and likely future industrial activities
- Design controls
- Visual privacy
- Open space
- Safety and security
- Zoning context – scale and form of building in this area
- Primary existing entry – Skinner Avenue entry
- Street tree planting
- Site amalgamation