

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 21 December 2016
LOCATION	On site

BRIEFING MATTER

2016SYW238 – Cumberland – 2016/392

217 Great Western Highway, 3 - 9 Belinda Place, Mays Hill

Consolidation of 5 lots into 1 lot, part demolition of existing structures, new access road off Belinda Place, construction of a 2 storey community facility over 3 levels of basement carparking accommodating 193 parking spaces, a dining hall and an auditorium each accommodating a maximum of 800 patrons, multi purpose halls to be used in association with an existing place of public worship

ATTENDEES

PANEL MEMBERS	Ed Blakely (Chair) Mary-Lynne Taylor Paul Mitchell Paul Moulds Brian Kirk
COUNCIL ASSESSMENT STAFF	Paul Anzellotti Eltin Miletic
OTHER	N/A

KEY ISSUES DISCUSSED

- Concern in regard to increased traffic and parking congestion via the combined use of the existing temple and proposed community centre on the subject site
- Concern in regard to visual impact of proposed building fronting Belinda Place.
- Concern in regard to acoustic impact of use upon surrounding residents especially to the eastern side of Belinda Place via traffic movements as well as noise created by proposed use.
- Potential impact of having proposed entry to basement level located off Belinda Place
- The application is not considered to provide for a compliant number of parking spaces for the proposed community centre, the shortfall in parking spaces being 64 spaces
- The application has not been provided with a 4.6 Variation in regard to the non-compliant height, the overall height of the building non-compliant to the roof form by between 1.107m to 1.338m.
- The development will provide for an irregular shaped lot for the adjoining premises, No. 3 Belinda Place. The location of the Community Centre is located in near vicinity to No. 3 and is considered to impact upon the future amenity of future occupants.
- The application is provided with only one (1) lift which is not considered adequate to cater for the number of proposed persons intending to visit the community centre.
- The architectural design of the proposed community centre is viewed with concern fronting Belinda Place

- Concern in regard to an intensification of uses within the Community Centre over more days than Friday to Sunday as advised
- Concern in regard to uses proposed not meeting the definition of a Community Centre.
- Concern that number of patrons may be greater than a maximum of 800 at one time.
- Concern in regard to movement of persons within the subject site between the existing temple and proposed community centre.
- Concern in regard to size of verandas and potential for congregation of persons

TENTATIVE PANEL MEETING DATE: April, 2017