

MEETING DETAILS

MEETING DATE / TIME	Wednesday 6 December 2017, 10.30am Site inspection undertaken before meeting
LOCATION	City of Canterbury-Bankstown, Former Bankstown Council Chambers, Corner of Chapel Road and The Mall, Bankstown

BRIEFING MATTER(S)

2017SSH043 – Canterbury-Bankstown – DA-957/2017 – 32 Kitchener Parade, Bankstown – Demolition of existing structures, associated site works excavation, construction of a 14 storey mixed use development comprising basement car parking, 521 residential apartments, retail tenancies, health services facility, childcare centre and associated landscaping.

PANEL MEMBERS

IN ATTENDANCE	Morris Iemma (Chair), Nicole Gurran, Bruce McDonald, Stuart McDonald, Jane Fielding - declined and Peter Smith – declined
APOLOGIES	None
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Daniel Bushby and Stephen Arnold
OTHER	

KEY ISSUES DISCUSSED

- First floor residential component of the development, which contravenes clause 6.9 of the BLEP 2015, (that ground and first floor components of developments in Area 3 be commercial or non residential);
- Clause 4.6 objection applicability given the question over whether or not clause 6.9 is a development standard
- Desirability of the objectives and provisions clause 6.9 being met
- Unclear environmental benefit arising from proposed height breaches
- Ground level car park component seems anachronistic in a contemporary development of this scale and aspiration
- Importance of activation of retail component on the through site link, as well as activation on the street frontages (Kitchener Parade and Meredith St).
- Desirability of avoiding the Kitchener Parade street level parking entry, given the importance of the pedestrian links between the site and the Bankstown CBD
- Building separation
- Width of the through site link; permeability

- Green space and landscaping
- Likely composition / anchoring of retail component
- The opportunities presented by the scale and location of this site for a landmark building integrating with the city centre
- Opportunity for precinct given the pending relocation of Western Sydney University Milperra campus
- Consistency with draft District Plan – maintaining and fostering new employment opportunities in key centres and locations

TENTATIVE PANEL MEETING DATE: N/A