

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 18 July 2018 – Opening Time 4.05pm to 4.40pm
LOCATION	Canterbury-Bankstown Council

BRIEFING MATTER(S)

2018SSH001 – Canterbury-Bankstown – DA484/2017 – 64-70 King Georges Road, Wiley Park – Demolition of existing on-site structures, removal of twelve (12) trees and construction of two (2) blocks of nine (9) storey shop top housing developments, including a ground level plaza with residential apartments above and basement car parking.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran and Nadia Saleh
APOLOGIES	None
DECLARATIONS OF INTEREST	Bilal El-Hayek has a perceived conflict of interest he lives next door to someone who has interest in the development and did not participate in discussion of this application.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Zena Ayache and Stephen Arnold
OTHER	Suzie Jattan – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Layout and variety of retail shops, small, medium and larger to enable greater flexibility
- Hours of operation and CPTED of the retail plaza
- Inadequate parking
- Non-compliance with maximum building height and setback provisions
- Non-compliance with Apartment Design Guide (ADG) on a number of counts including building separation, solar access, ceiling heights and room sizes, inadequate visual and acoustic privacy, utility rooms, communal open space and landscaping
- Impacts on the solar access and amenity of adjoining properties
- Incomplete or inconsistent documentation notably, materials and finishes, BASIX certificate
- Traffic impacts on Lakemba St due to car parking ingress/egress
- No provision for rear access to neighbouring sites on King Georges Road
- RMS requirement for accommodation of slip lane on Lakemba St
- Need to address other detailed issues raised by Council in correspondence 20/6/2018

TENTATIVE PANEL MEETING DATE: N/A