

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 March 2019 – 11.40am and 12.15pm
LOCATION	Canterbury Bankstown Council, cnr Chapel Rd and The Mall, Bankstown

BRIEFING MATTER(S)

2018SSH048 – Canterbury Bankstown – 2018SSH048 – 41 Broadarrow Rd, Narwee – Demolition of existing structures and construction of eight (8) storey shoptop housing development containing basement parking, restaurants and a commercial tenancy on the ground floor and 63 residential apartments.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran, Bilal El-Hayek
APOLOGIES	Nadia Saleh
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rita Nakhle, George Gouvatsos
OTHER	Brianna Cheeseman – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- The site has a LEP height limit of 27m and no FSR control.
- The development exceeds the height. There appears to be no justifiable reason why this height should be exceeded nor the encroachments into the front setback are required.
- The site is contaminated and needs to demonstrate that it can be a remediated and viable for the proposed use in accordance with SEPP 55
- More information is required to demonstrate how the development meets the principles of SEPP 65 and the ADG requirements in particular related to amenity and context
- The site adjoins a railway so mitigating noise in accordance with the Infrastructure SEPP and meeting SEPP 65 cross ventilation requirements needs to be demonstrated
- The amenity of several apartments located on the hinge of the two wings poses problems. Snorkel apartments should be avoided and windows on the external face of the building are more optimal than internal balcony facing windows
- The scale of this development requires greater attention to the contextual fit of the development particularly the design of the street frontages and residential lobbies to improve amenity of the public domain
- Consideration of a more balanced mix of 1, 2 and 3 bedroom apartments is recommended
- The proposed cladding needs to demonstrate it meets the appropriate Australian standard.

TENTATIVE PANEL MEETING DATE: N/A