

Record of Briefing Meeting Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-101 – Canterbury-Bankstown– DA-1012/2021 – 17 Phillips Avenue, Canterbury
APPLICANT / OWNER	Leonard Slabbert -Tract / Canterbury-Bankstown Council
APPLICATION TYPE	\$5M - Council interest
REGIONALLY SIGNIFICANT CRITERIA	Clause 3(b), Schedule 7 of the SRD SEPP
KEY SEPP/LEP	SEPP 19, 55, 64, Infrastructure SEPP, Coastal Management SEPP, Vegetation SEPP, Canterbury LEP 2012, Consolidated Canterbury Bankstown LEP
CIV	\$44,658,900.00 (excluding GST)
MEETING DATE	5 April 2022

ATTENDEES

PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Stuart McDonald, Heather Warton
CONFLICT OF INTEREST	Bilal El-Hayek, Charlie Ishac
COUNCIL OFFICERS	Kaitlin McCaffery, George Gouvatsos, Troy Loveday
APOLOGIES	Bob Steadman, Ruth O'Brien
CASE MANAGER	Leanne Harris
PROJECT OFFICER	Holly McCann

DA LODGED: 14 Dec 21

TENTATIVE PANEL DETERMINATION DATE: 7 June 2022

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Car parking is considered the main issue. 15 additional spaces proposed plus 32 overflow - a shortfall of 40 spaces (156 required). A reliance on on-street parking is not founded on a parking demand study.
 - A parking survey is needed
- Flooding is a critical issue. 5.4m AHD is Council's Flood level, the 4.7m AHD floor level proposed is below flood level
 - Redesign of FFL to comply
- Loss of open space due to overflow carparking that reduces this open area. This is compounded by the proximity of this proposed parking to the existing Tasker Park playground
 - Redesign to minimise pedestrian/vehicular conflicts
- Changes to the current cycle access which is less convenient and impacts wayfinding.
 - Cycleway needs to be conveniently located to optimise usage and amenity
- The design of the facility needs further refinement taking into account Council's urban design advice.
- Adequacy of a number of reports is questioned, notably contamination and remediation, waste minimisation, traffic and parking, flooding, noise and amenity
 - A request for information by Council for more detailed information regarding the above issues identified is required

REFERRALS REQUIRED

Internal

- All Council referrals have been returned and raised a number of issues as noted above

External

- All external referrals (Ausgrid, Sydney Trains) have been returned and issues raised can be addressed through conditions

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Issues raised in submissions included:

- Relocation of cycleway
- Parking provision and on-street parking
- Overflow parking proximity to playground
- Removal of public basketball court