

Record of Kick-Off Briefing

SYDNEY SOUTH PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-106 – Canterbury-Bankstown – DA503/2013/B Close Street and Canterbury Road, Canterbury 2193
APPLICANT / OWNER	Realize Architecture Pty Ltd / Metro storage Pty Ltd
APPLICATION TYPE	<p>Demolition of existing structures at 242-248 Canterbury Road Canterbury and dedication of land to Council followed by demolition of remaining structures and construction of residential flat buildings and a shop top housing over two basement levels.</p> <p>PROPOSED MODIFICATIONS [under Section 4.55(2)]:</p> <ul style="list-style-type: none"> ■ Reconfiguration of the ground floor plan. ■ Reduction in the building form and footprint adjacent to the Cooks River and the parkland to the east of the site. ■ Provision of 480 carparking spaces (including one car wash bay). ■ Enhancement of the public domain through a redesigned landscape and public art concept. ■ Adjustment to approved apartment mix. ■ Increase in floor space ratio. ■ Increase in building height to accommodate two additional floors on Building 2 and two additional floors on Building 3. ■ Amendment to the design to address construction and consent compliance matters including additional access requirements and alteration to adaptable apartment layout. <p>This application, being a proposed modification under section 4.55(2) to an application determined by the Sydney South Planning Panel, will also be determined by the Sydney South Planning Panel on behalf of Council.</p>
REGIONALLY SIGNIFICANT CRITERIA	Clause 275 Environmental Planning and Assessment Regulation 2021 (Modification Application)
KEY SEPP/LEP	SEPP 65, SEPP BASIX, SEPP (Resilience and Hazards), SEPP (Transport and Infrastructure), Canterbury LEP 2012
CIV	\$101,239,301.00 (excluding GST)
BRIEFING DATE	22 March 2022

ATTENDEES

APPLICANT	Terry Savill, Ross Shepherd, Garry Carter, Michael Gheorghiu
PANEL CHAIR	Helen Lochhead

PPSSSH-106, DA-503/2013/B, 258-258A Canterbury Road, Canterbury 2193

COUNCIL OFFICER	Stephen Arnold, George Gouvatsos, Aidan Harrington
CASE MANAGER	Leanne Harris
SENIOR PLANNER	Carolyn Hunt
PROJECT OFFICER	Holly McCann
PANEL	Stuart McDonald, Heather Warton, Bilal El-Hayek, Charlie Ishac

- Introduction
- Applicant/Council summary: Second Modification to the DA consent of 9 storey residential flat building. Current modifications includes:
 - Adjustment to approved apartment mix.
 - Redistribution and increase in floor space ratio. 3.08 to 3.38 FSR
 - Increase in building height (from 9-11 storey) to accommodate two additional floors on Building 2 and two additional floors on Building 3.
 - Amendment to the design to address construction and consent compliance matters including additional access requirements and alteration to adaptable apartment layout.
 - Maintains 439 apartments and number of car spaces - Studios reduced and larger 1,2,3 bed apartments increased
 - Building A and B increased in height
 - Applicant legal advice is that modification development is substantially the same as current application development
 - Council legal advice is that the is not considered substantially the same as current application

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Additional Increased FSR (2300sqm additional floor area) and height (additional 2 stories)
- Bulk reduced on foreshore however increased scale and bulk proposed on Close St
- Reduced building footprint proposed to improve pedestrian accessibility and views to riverfront
- The Panel notes the proposal is not just a redistribution of height and FSR but an increase in FSR and height that has other impacts that need to be addressed
- Validity of modification application to be demonstrated
- Council to consider undertake merit assessment not just the legal position

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- 12 submissions received include:
 - Size and scale of development,
 - traffic impacts

DA LODGED: 21 December 2021

TENTATIVE PANEL BRIEFING DATE: 3 May 2022

TENTATIVE PANEL DETERMINATION DATE: 28 June 2022

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