

Record of Briefing Meeting 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	Section 4.55(2) Modification Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 275 Environmental Planning and Assessment Regulation 2021 (Modification Application)
KEY SEPP/LEP	SEPP (Biodiversity and Conservation) 2021, SEPP 65, SEPP BASIX, SEPP (Resilience and Hazards) 2021, SEPP (Transport and Infrastructure) 2021, Canterbury LEP 2012
CIV	\$101,239,301.00 (excluding GST)
MEETING DATE	3 May 2022

ATTENDEES

PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Heather Warton, Marcia Doheny, Bilal El-Hayek, Charlie Ishac
COUNCIL OFFICERS	Stephen Arnold, Aidan Harrington, Matthew Stringer, Ryan Gardiner
CASE MANAGER	Leanne Harris
SENIOR PLANNING OFFICER	Carolyn Hunt
PROJECT OFFICER	Holly McCann

DA LODGED: 21 December 2021

TENTATIVE PANEL DETERMINATION DATE: 28 June 2022

Note – Appeal lodged in NSW Land and Environment Court for deemed refusal of the application

PPSSSH-106, DA-503/2013/B, Close Street and Canterbury Road, Canterbury 2193

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Deemed refusal appeal – first directions hearing 10 May

Council's position is that the proposed development is not substantially the same and therefore the application does not meet the requirements of section 4.55(2)(a) of the EP&A Act 1979

From kick-off briefing Panel identified:

- *Additional increased FSR (2300 square metres additional floor area) and height (additional 2 storeys)*
- *Bulk reduced on foreshore however increased scale and bulk proposed on Close street*
- *Reduced building footprint proposed to improve pedestrian accessibility and views to riverfront*
- *The Panel notes the proposal is not just a redistribution of heights 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 undertake a merit assessment – not just the legal position*

Council to undertake a full DA assessment, to enable the Panel to make a determination irrespective of the Court process.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

11 Submissions received in response to public exhibition.

Key issues raised include:

- Traffic impacts
- Overdevelopment
- Overshadowing
- Airflow
- Setbacks
- Flooding
- Bulk and scale
- FSR
- Height
- ADG non-compliance
- Acoustic privacy