

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-112 – Canterbury-Bankstown – DA-286/2022 – 433-435 and 437 Canterbury Road, Campsie
APPLICANT / OWNER	Chanine Design Pty Limited / Sheesha (NSW) Pty Ltd
APPLICATION TYPE	Demolition of existing structures and construction of a 3-storey mixed-use development comprising a gymnasium, medical centre, medical suites, business premises, and basement car parking.
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 – private infrastructure and community facilities over \$5million
KEY SEPP/LEP	SEPP (Resilience and Hazards) 2021, SEPP (Transport and Infrastructure) 2021, Canterbury Bankstown LEP 2020
CIV	\$13,280,333.50 (excluding GST)
BRIEFING DATE	5 July 2022

ATTENDEES

APPLICANT	Ziad Chanine
PANEL	Helen Lochhead (Chair) and Bilal El-Hayek
APOLOGIES	Stuart McDonald, Heather Warton and Charlie Ishac
COUNCIL OFFICER	Ryan Bevitt and Stephen Arnold
PLANNING PANELS SECRETARIAT	Sharon Edwards, Carolyn Hunt

Overview:

- Proposed Medical and Lifestyle Development including medical suites with basement parking and a large roof terrace
- New proposal for the site responds to Council's plan for Campsie Town Centre to become a health and medical precinct
- Port-cochere for drop-off, pick up and access to basement car parking
- Café and medical centre at Ground level
- Lower ground with sub-basement gym and partial parking basement with 3 levels of parking below
- Level 1 designed to accommodate 50 -100sqm tenancies
- Top floor for single tenant with large private roof terrace
- Building expression/materiality: Face brick and aluminium blades for articulation

- Public exhibition is being undertaken (1/06/2022 to 21/06/2022).
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Remediation and Ground water issues to be resolved
- Active street frontage is optimal in line with DCP
- Traffic, drop-off and parking interface to be demonstrated to satisfaction of Council and TfNSW
- Ground floor Café/Food preparation premises to be clarified
- Hours of operation and intended uses including use of top floor tenancy and top floor terrace to be provided. Potential noise and overlooking issues from roof terrace.
- Significant crossfall across the site results in partial lower ground level with sub-basement Gym. Cross ventilation and daylight considerations to be demonstrated
- Sun-shading, privacy and sustainability considerations to be developed

REFERRALS REQUIRED

Internal

- Development Engineers: Traffic and drainage
- Environmental Health unit

External

- Transport for NSW/RMS

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Compliance with DCP
- Traffic
- Site remediation
- Hours of operation top floor terrace
- Noise, privacy, overlooking
- sustainability
- Introduction
- Applicant introduction of proposal

TENTATIVE PANEL BRIEFING DATE: 23/08/2022

TENTATIVE PANEL DETERMINATION DATE: 13/12/2022