

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 3 May 2023 – 9:00 am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSSH-130 – Canterbury Bankstown – DA-1231/2022 – 1586-1600, 1604-1606 Canterbury Road, Bankstown – Consolidation of five (5) allotments amalgamated into one (1) allotment and demolition of the existing buildings and construction of a two (2) storey industrial development with associated basement parking, mezzanine offices, landscaping and signage. This application is an Integrated Development and requires approval under the Water Management Act 2000.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor, Glennys James, Penelope Holloway, & Charlie Ishac
APOLOGIES	Bilal El-Hayek
DECLARATIONS OF INTEREST	N/A

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Stephen Arnold, George Gouvatsos, Ian Woodward, Juliette Kavanagh & Bob Steedman (assessing officer)
OTHER	

RSD TEAM

CASE MANAGER	Amanda Moylan
PROJECT OFFICER	Timothy Cook

KEY ISSUES DISCUSSED

The Panel notes the key issues raised in Council's Briefing Note, which reflect the matters raised in the Panel's Record of the Kick-Off briefing that was held on 27 March 2023 and remain unresolved. These matters include: Stormwater and flooding; height of building; landscaping; noise impacts; traffic movement and carparking.

Additional matters have also been raised by WaterNSW in relation to the setback from the canal and TfNSW, including access off Canterbury Road.

Planning Panels Secretariat

IS THE APPLICATION READY FOR DETERMINATION?

NO: TARGET DETERMINATION DATE: Tuesday, 29 August 2023

ISSUES TO BE RESOLVED:

- 1.** Council intends to request further information from applicant to address issues outlined in the Panel's Record of Kick-off briefing and Council's briefing note, including:
 - a.** Setback with landscaping from rear stormwater canal – correspondence from Sydney Water
 - b.** Increased landscaping on street frontages to provide a landscaped setback if road widening proceeds and to better meet the DCP requirements
 - c.** Requirements from TfNSW, including entry off Canterbury Road. Applicant is encouraged to meet directly with TfNSW
 - d.** Vehicle movements around the site and within the building
 - e.** Carparking and access arrangements
 - f.** Updated Stormwater/flooding modelling

To address these matters will require design amendments to the development application, which may result in a reduction of FSR. Council advised that due to the extent of the likely design changes an amended application will require renotification.