

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-132 – DA-91/2023 – 355 Waterloo Road (Chullora Marketplace), 87 Norfolk Street and 353 Waterloo Road, Greenacre
APPLICANT / OWNER	Dan Maurici (Applicant)/Henroth Pty. Ltd. (Owner) and 87 Norfolk Pty. Ltd. (Owner)
APPLICATION TYPE	General Development over \$30M (DA/Concept DA)
REGIONALLY SIGNIFICANT CRITERIA	Schedule 6, Clause 2 of the Planning Systems SEPP: General Development over \$30M
KEY SEPP/LEP	SEPP (Building Sustainability Index: BASIX) 2004, Resilience and Hazards, Planning Systems, Transport and Infrastructure & Industry and Employment SEPPs 2021, SEPP No. 65 – Design Quality of Residential Apartment Development; Bankstown LEP 2015
CIV	\$110,874,500.00 (excluding GST)
BRIEFING DATE	27 March 2023

ATTENDEES

APPLICANT	Dan Maurici, Debrah Barr & Steven Coy
PANEL	Annelise Tuor (Chair), Penelope Holloway & Glennis James
COUNCIL OFFICER	Ian Woodward, Stephen Arnold, George Gouvatsos & Michael Bonnici
CASE MANAGER	Amanda Moylan
PLANNING PANELS SECRETARIAT	Timothy Cook

DA LODGED: 22 February 2023

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.

TARGET PANEL BRIEFING DATE: June 2023

TARGET PANEL DETERMINATION DATE: October 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

The DA is for a Concept Plan for redevelopment of the southern part of the Chullora Marketplace site. The Concept Plan involves the layout of roads and public domain areas, building envelopes and proposed land uses for development Stages 1 and 2.

The Stage 1 DA seeks consent for the demolition of part of the existing shopping centre and carpark and 87 Norfolk Road, construction of shop-top style residential flat building in the south east part of the site with access from Norfolk Road via 87 Norfolk Road.

This DA is accompanied by a non-statutory 'Master Plan' for the 4 stage re-development of the whole Chullora Marketplace site. However, consent is not sought for the 'Master Plan' or Stages 3 and 4 as concept DAs.

Panel

The Panel notes the matters raised by Council and discussed with the applicant which include:

- Permissibility
 - Permissibility of access to the residential component of the development via 87 Norfolk Road, which is zoned R2. Noting legal advice has been provided to support the application by the Applicant and Council has received contrary advice.
- Master Plan
 - Whether the non-statutory 'Master Plan' provides sufficient detail/certainty for the Panel to be satisfied of the matters in cl 6.14(4) of Bankstown LEP 2015 and the site specific DCP, particularly impacts of Stages 3 and 4 on the proportion of commercial floor space ratio (FSR), justification for height 'bonus', car parking provision, overshadowing of proposed Civic Plaza and Waterloo Park.
- Parking
 - Access from Norfolk Road via Norfolk Lane proposed to be only to residential parking level but vehicles access laneway adjoining retail/childcare and go through retail parking level
 - Non-resident parking in laneway for extended periods
 - Car parking arrangements relative to proposed staging of Chullora Marketplace and adequacy of remaining parking to service remaining commercial and retail uses.
- Access and traffic movements
 - Suitability of Norfolk Road access and impacts on amenity of adjoining residential dwellings
 - Relationship of ramping arrangements from Norfolk Road access with adjacent residential lots
 - DCP anticipates access from Waterloo Road
 - Formalisation of pedestrian permeability from the reserve to the north of the site
 - Internal traffic circulation between retail and residential components of the site
- FSR and height
 - Whether the FSR for the whole Chullora Marketplace redevelopment will include commercial floor space that is equivalent to a FSR of at least 0.35:1 without exceeding the FSR standard of 1:1
 - Justification for height 'bonus' and cl 4.6 to vary height standard
- Over shadowing
 - Concerns over shadowing over greenspace and neighbouring properties
 - Controls in DCP and basement further underground to limit shadowing
- Acoustic modelling

REFERRALS REQUIRED

Internal – Landscaping and Traffic

External - TfNSW have advised no objection to proposed development

The Panel expects the Council to issue a comprehensive RFI to the Applicant and anticipates the current proposal will proceed to a determination within the target timeframes.