

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 3 May 2023 – 9:30 am
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSSH-132 – Sydney South Planning Panel – Canterbury-Bankstown Council – DA-91/2023 – 355 Waterloo Road, Greenacre – Concept DA encompassing Stages 1 and 2 of proposed redevelopment of the subject sites, with a detailed DA for Stage 1 of the proposed redevelopment. Concept DA (for Stages 1 & 2) includes: public roads and public domain layout; building envelopes (retail, residential and childcare centre); and parking. Stage 1 Detailed Development Application includes: the redevelopment of the southern part of existing shopping centre; construction of basement car parking, a 130-place childcare centre and 90 residential units in a residential flat building arrangement up to 6 storeys in height; demolition of existing dwelling and construction of a new road at 87 Norfolk Rd; landscaping and associated civil works and services.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Annelise Tuor (chair), Glennis James & Penelope Holloway
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Bilal El-Hayek & Charlie Ishac

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Ian Woodward, Stephen Arnold, George Gouvatsos & Michael Bonnici (assessing officer)
<b>OTHER</b>	N/A

**RSD TEAM**

<b>CASE MANAGER</b>	Amanda Moylan
<b>PROJECT OFFICER</b>	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, held on 23 March 2023, remain unresolved. These matters relate to permissibility and design of the access laneway, need for concept DA/masterplan for the whole site, parking, access and traffic movements, FSR and height (including justification for “bonus” height and cl 4.6

**Planning Panels Secretariat**

request), overshadowing. The additional issues raised in Council's briefing note include residential amenity and compliance with the ADG, potential impact and interrelationship of the proposed childcare centre with other proposed uses and the design quality of the development.

The Council has also identified the need for further information such as:

- Parking study to determine the number of spaces required for all stages of the development.
- Provision of a Heritage and Archaeological Assessment for the heritage item "Site of Liebenritt Pottery".

The Panel also notes that:

- A Class 1 appeal to the Land and Environment Court (LEC) against the deemed refusal of the application has been lodged.
- Concerns raised in submissions include privacy, solar access, traffic, building height, parking, overdevelopment, acoustic impacts.
- Public determination meeting required due to >10 unique objections being received during public exhibition period.
- Concurrence and referrals received from TfNSW and Ausgrid.

**DETERMINATION DATE:** Monday, 5 June 2023  
Public Determination Meeting to be held by Video Conference

## Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)