

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 December 2023, 1:00pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSSSH-153 – Canterbury Bankstown – DA-1196/2023 – 167 Hume Highway, Greenacre – Demolition of existing structures, including partial demolition of existing pub with continued operation during construction process, construction of a 3-storey building containing a 56-room hotel and the relocated pub, a five-storey mixed use building containing 37 residential apartments and 1459sq m of commercial floor space on the ground floor level, and construction of three 3-storey residential flat buildings containing a total of 55 apartments, and basement car parking for 323 vehicles, with works to be completed across three demolition/construction stages.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James
APOLOGIES	None
DECLARATIONS OF INTEREST	Karl Saleh, Khal Asfour and Charlie Ishac

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Stephen Arnold and Michael Bonnici
APPLICANT REPRESENTATIVES	Zachary Quintal, Naomi Ryan, Michael Rodgers, Andrew Harvey
DEPARTMENT STAFF	Lillian Charlesworth

SITE INSPECTION

- The Panel conducted an inspection of the site and surrounds prior to the briefing.

KEY ISSUES DISCUSSED:

Council was informed on 18 December that the applicant has lodged a Class 1 appeal to the Land and Environment Court against the deemed refusal of the development application (DA). The Panel notes council's Assessment Briefing Report and the matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- The planning proposal included other adjoining land. However, these are not included in the site specific DCP controls or the DA.
- The DA appears to depart from the Site Specific DCP's Indicative Structure Plan and other controls. In particular, the area identified for communal open space/one storey

commercial is largely occupied by residential built form and the clear pedestrian connection between Hume Highway, through the site, to Peter Reserve is obstructed by the sunken driveway and Building D.

- Urban Design Review Panel (DRP) does not support the Proposal in its current form. Its concerns are articulated in its Minutes and summarized in Council's Briefing Note. The applicant indicated that it had not yet considered its response to the DRPs comments but did not agree with or propose any amendments at this stage. In particular, the Panel notes:
 - no sense of address/identity to access the residential buildings for pedestrians or visiting vehicles.
 - dominance of vehicle ramps which obstruct easy pedestrian access through the site and to the residential buildings. The basement ramps are open, which the applicant indicated was required due to the clearance for trucks, especially waste vehicles. Covering the ramps should be investigated to provide more open space and connection.
 - the circulation in the basement carparks for both pedestrians, cars and trucks is confusing and appears to result in conflicts.
 - the ground floor commercial in Building B could be split to provide a central residential lobby to improve pedestrian access. The applicant indicated Building B was designed to maximise retail opportunities.
 - Compliance with the ADG, particularly demonstrating building separation, solar access and ventilation.
 - The relationship of built form to adjoining properties and the Reserve.
- The development ranges from 3 to 5 stories and is to be staged with the existing pub retained and all other buildings demolished. The pub will then be demolished after building A is constructed. Council require further information to demonstrate how the operation will be managed during construction.
- Council does not support the height variation and questions the FSR calculations.
- Due to the appeal, Council does will not issue an RFI. The SOFAC is required to be filed in late January, which will address the contentions and any further information required.
- As the appeal is a deemed refusal, the Panel will determine the DA based on the current information.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: February 2024