

Record of Preliminary Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-159 – DA-30/2024
APPLICANT / OWNER	Harry Danalis - The Greek Orthodox Community of New South Wales as the Operator of a PBI
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	Resilience and Hazards SEPP, Transport and Infrastructure SEPP, Industry and Employment SEPP, Planning Systems SEPP, Biodiversity and Conservation SEPP and Canterbury Bankstown LEP
CIV	\$ 22,206,597 (excluding GST)
BRIEFING DATE	11 March 2024

ATTENDEES

APPLICANT	Nick Katris, Charles Katris, Bernard Moroz and Harry Danalis
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Brian Kirk and Khal Asfour
COUNCIL OFFICER	Ian Woodward, Bob Steedman, George Gouvatsos and Natasha Parasiris
PLANNING PANELS SECRETARIAT	Joel Burgess, Lisa Foley
APPOLOGIES	Karl Saleh

DA LODGED: 2 February 2024

DAYS SINCE LODGEMENT: 38

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council.

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED:

The Panel notes the Applicant's presentation and matters discussed with the Applicant and Council during the briefing. In particular, the Panel notes:

Development Description

- Questions around the accuracy of the development description. The DA was submitted as a Registered Club with ancillary uses triggering the \$5 million capital investment clause of the Planning Systems SEPP 2021 (Section 2.19, Clause 5). However, Council has raised concerns about the extent of area to be used as a Registered Club, whether the other uses are ancillary and consequently whether description should be as a Mixed Use development. If the application was reclassified as a Mixed Use development, the CI threshold would be \$30m and the matter could be determined by Council.
- Survey diagram contains no easement on the title, but it is shown on the DA plans and there is an underground stormwater culvert crossing the site. Questions were raised as to whether the development is Integrated and requires referral to Water NSW.

Flooding and Setback

- Council raised issues in relation to compliance with Chapter 11.4 of the Canterbury-Bankstown DCP 2023, related to flooding on the western part of the site.
- The DCP requires a 10m setback for an open space connection to Jubilee Park with active uses opening onto the open space. Current application proposes carparking with a 2m wide footpath connection and landscaping, but no active uses.
- Council experts have not yet finalised assessment of the adequacy of the development's consideration of stormwater flow.
- The Lakemba Street buildings are accessed with ramps and stairs that respond to flooding constraints but may not provide adequate street activation.
- The DCP requirements for setback, open space and activation should be further considered.

Height

- The site has a maximum height of 18m (cl 4.3 height of buildings) under CB LEP (2023). The application has a proposed height of 21.5m and the Applicant has submitted a Clause 4.6 request to vary the HOB standard.
- The Applicant and Council have different opinions in relation to the proposed height and the immediate context. The Panel notes that heights under the LEP in the surrounding R4 and B2 zones are generally 18m, with a PP and DA approved for 5-7 Crown Street (to the South of the site) with 24 and 33m heights. Heights along railway Parade are 21 and 11.5m and 8.5m on the opposite side of Lakemba Street.
- There is a Master Plan being prepared for the Croydon Street precinct that is expected to be finalised in the next 12-18 months.

General

- The DA is on Notification, ending Tues 19th March.
- Referral comments are due 27th March.

NEXT STEPS

- Council and Applicant need to urgently resolve the development description and the question around whether the DA is integrated development. The Panel requests they meet and inform the Panel of the outcome within a week.
- Council proposes to issue RFI by 11th or 12th April.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.