

Record of Assessment Briefing

SYDNEY SOUTH PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday 24 June 2024, 9am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSSH-159 – Canterbury-Bankstown – DA-30/2024 – 206-214 Lakemba Street, Lakemba – Greek Community Centre

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL REPRESENTATIVES	Ian Woodward, Robert Steedman, Alice Pettini, Natasha Parasiris
APPLICANT REPRESENTATIVES	Nick Katris, Nathan Bozinowski and Bernard Moroz
PLANNING PANEL STAFF	Lillian Charlesworth, Joel Burgess

KEY ISSUES DISCUSSED

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:

- A partial RFI response was received on 11 June.
- The Applicant indicated key changes in response to the RFI which include: response to DRP comments, activation along Lakemba Street frontage, improved landscaped area and deep soil zones, BCA requirements, changes to internal layout and addition of solar panels.
- Council's preliminary assessment indicates that many of the matters in the RFI have not been addressed and that some of the supporting studies have been lodged in draft form. Key matters include:
 - Whether the development is integrated development has still not been clarified in the Geotech Report, further onsite testing to determine the extent of groundwater may be required;

- Compliance/justification with Part 11.4 Croydon Street Precinct of the DCP, particularly setback and parking in overland flow path.
- If it is integrated development, the Applicant should consider withdrawing the DA, due to the different processes and the extent of other information that is still required to address other issues.
- The Applicant would prefer to provide further information rather than withdraw the application, as the development provides a facility for the Greek community.
- The revised application has been referred within council and will be considered at a Design Review Panel meeting.
- Rereferral to Ausgrid and TfNSW has occurred.

Next steps

- Council to issue a version of the briefing note with its preliminary comments on the RFI response to the applicant by 25 June.
- Timing for finalisation of supporting studies/information by the applicant is uncertain, but likely to take at least 3 weeks. Applicant to advise council within the week whether application is to be withdrawn or the anticipated timeframe for providing information;
- If necessary, Council and the applicant should meet over the next week to discuss the shortfall of information and to clarify next steps.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Within the 275-day target

Planning Panels

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