

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 5 May 2025, 2:30pm – 3:30pm Via MS Teams videoconference
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BRIEFING MATTER(S)

PPSSSH-194 – CANTERBURY-BANKSTOWN – DA-289/2025 - 190 Waterloo Road GREENACRE 2190 - Mixed Use - Demolition of existing on site structures and construction of a seven storey mixed use building comprising 4 retail premises and 62 residential apartments (of which 12 are affordable housing) with two levels of basement parking.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Warren Terry, George Gouvastos
APPLICANT REPRESENTATIVES	Ghazi Al Ali (Ghazi Al Ali Architects), Mohammad Is'Haque Omar (Ghazi Al Ali Architects), Fatin Aminuddin (Ghazi Al Ali Architects)
DPHI	Amanda Moylan, Nikita Lange

KEY ISSUES DISCUSSED

The panel notes the applicant presentation, and the matters discussed with the applicant and council's assessment planners during the briefing. In particular, the panel notes:

- The proposed height of building and height bonus compliance noting under the SEPP (Housing) 2021 the max allowable height of buildings is 26m with 24.2m being proposed.
- The proposed floor space ratio and FSR bonus compliance noting under the SEPP (Housing) 2021 the max allowable FSR is 3.75:1 with 3.23:1 being proposed.
- Total of 62 residential units proposed, 12 being affordable units.
- The application is for shop top housing with ground floor commercial. The current proposal includes SOHO units on ground floor.
- The location of the site, noting it is opposite a Coles supermarket.
- The site is currently used as a petrol station, and has over 1,000 car visits per day, the proposal will reduce this to 90 visits a day.
- The proposed landscaped area and non-compliance, noting the minimum requirement under the SEPP (Housing) 2021 is 30% with 20.72% proposed.
- The application was referred to WaterNSW as the development relates to dewatering, the applicant advised they can provide further information requested by WaterNSW within 3 weeks.

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Council's assessment officers provided a background briefing of the proposal and outlined the status of the application. The following matters were discussed:

- The site is zoned E1, and the application for a mixed-use development with a commercial and residential component is permissible with development consent.
- The application was referred to TfNSW as the application relates to traffic generating development. TfNSW have concerns regarding the no-stopping zone along Boronia and Waterloo road.
- Council raised concerns regarding waste management, the applicant will have to demonstrate how a truck, in accordance with council's standards can enter and exit the site.
- The design review panel is unable to support the application in its current form, a revised design is sought. Key issues include limited cross ventilation, external appearance, form, sustainability (including green infrastructure) and the relationship with neighbouring sites.
- Council has some flexibility with regards to DCP controls relating to the required 3m setback on the 3rd floor.
- Clause 6.21 of the LEP prohibits residential accommodation on ground floor, noting residential units are proposed on the ground floor.

Next Steps

- Council advised that an RFI is being prepared. Council anticipate the RFI will be available by May 16, 2025. This RFI will include minutes from the design review panel.

TENTATIVE DETERMINATION DATE SCHEDULED BEFORE 30 September 2025.

Planning Panels Team

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