

## BRIEFING DETAILS

|                             |                                     |
|-----------------------------|-------------------------------------|
| <b>BRIEFING DATE / TIME</b> | Wednesday, 19 August 2020 at 9.30am |
| <b>LOCATION</b>             | Teleconference                      |

## BRIEFING MATTER(S)

### PPSSSH-24 – Canterbury-Bankstown – DA528/2020

1 North Terrace, Bankstown

Demolition of the existing bus interchange and associated buildings near the north-west corner of the site, and the construction of a new mixed-use development with a podium level containing retail, food & beverage and wellness uses, two eight-storey commercial office towers, along with access, basement car parking, and associated public realm works and landscaping as well changes to existing at grade carparking.

## PANEL MEMBERS

|                                 |                                                                                                                               |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>IN ATTENDANCE</b>            | Helen Lochhead (Chair), Heather Warton, Nadia Sahel, Bilal Hayek                                                              |
| <b>APOLOGIES</b>                | None                                                                                                                          |
| <b>DECLARATIONS OF INTEREST</b> | Stuart McDonald excused himself from the meeting as SJB has prepared 'Bankstown Urban design Study' for Council on this site. |

## OTHER ATTENDEES

|                                 |                                    |
|---------------------------------|------------------------------------|
| <b>COUNCIL ASSESSMENT STAFF</b> | Nicolas Aley, Cassandra Gibbons    |
| <b>OTHER</b>                    | Sharon Edwards – Panel Secretariat |

## KEY ISSUES DISCUSSED

- Overview of application- Part of the biggest consolidated holding in Canterbury-Bankstown (11.5ha), Bus interchange to be relocated, some bus routes displaced, proposal for 2 x 8 level commercial towers, ground level retail plus new 'Eat Street', 2 levels of basement parking
- Urban Design outcomes in a key Bankstown CBD location, particularly around the need to
  - optimise active street frontages and
  - prioritise the creation of public domain around the 'eat street' concept,
  - ensure the Shopping Centre does not turn its back on the street.
  - managing the level change across the site that may impede universal access (2m crossfall across site)
  - modulation of the built form and massing of the towers
- Inconsistencies between this proposal and Council's planning for this precinct. Need to ensure proposed works do not prevent intended outcomes of Planning Proposal, and associated Bankstown CBD master-planning exercises, including an extension of 'The Mall'.

- Need to determine appropriate number of car parking spaces in context of long-term development scenario for CBD.
- Traffic Generating Development under Infrastructure SEPP- needs to be addressed
- Need to formalise new arrangements for proposed bus interchange and displaced bus routes before this proposal is determined.

#### **SUBMISSIONS**

- No public submissions received to date. Government submissions pending.

#### **ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: November 2020**

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.
- Subject to re-exhibition of the application and no submissions being received, Council have nominated the application be determined electronically. The Panel have agreed to this. If submissions are received the Panel has nominated a Public Hearing for determination.