

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 22 September 2021, 2.45pm - 3.45pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER

PPSSSH-45 – CANTERBURY BANKSTOWN – DA-893/2020

19 ENTERPRISE AVENUE PADSTOW 2211

Alterations and additions to the existing community facility and construction of a mixed-use development including a place of public worship with ancillary facilities, food and drink premises, and basement car parking

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal El-Hayek
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Bilal El-Hayek noted that he knows the main Sheik, the religious leader, who runs the Centre plus others associated with the Centre, through his community affiliations

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Nicholas Aley, Stephen Arnold, Ian Woodward, Simon Manoski
<b>OTHER</b>	None

## RSD TEAM

<b>CASE MANAGER</b>	Leanne Harris
<b>PROJECT OFFICER</b>	Michelle Burns
<b>OTHER</b>	Holly McCann (observing only)

## KEY ISSUES DISCUSSED

The application is for a mixed-use development that represents a major expansion of the current development including a Place of Worship (1500 person capacity) including underground parking (332 spaces) plus other ancillary uses

A range of issues were discussed by the Panel but primarily focused on the potential traffic impacts of the proposed development, specifically,

- The Panel noted due to the site's constrained location in a cul-de-sac, and the potential traffic generation and congestion during Friday Prayers (Friday 11:30-2:30pm), the proposed

development could pose unacceptable impacts, although the carparking provision technically complies with Council requirements.

- The Panel also noted that due to Covid 19 limitations on normal patterns of usage it is difficult to undertake a robust traffic assessment.
- It was noted that other Mosques in the vicinity have capacity for a 2.7 persons/vehicle
- It was also noted that there is potential to rely on other Mosques in the vicinity using a 2.7 persons/vehicle and auditing on a weekly basis to ensure compliance during times of worship (Friday 11:30-2:30pm).Notwithstanding, the capacity of the mosque would need to be reduced to 900 to reflect this assumption.
- An expert in traffic modelling is required to verify reasonable assumptions and scenarios to advise Council's assessment officer to enable a full assessment and a determination to be made by the Panel

**NEW PANEL BRIEFING DATE:** Monday, 13 December 2021

**NEW DETERMINATION DATE:** Monday, 13 December 2021

**MAIN ISSUE TO BE RESOLVED:**

1. Expert traffic advice on a modified proposal