

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 12 August 2021, 9am - 9.40am
LOCATION	Teleconference

BRIEFING MATTER

PPSSH-77 - CANTERBURY-BANKSTOWN - RE-503/2018/1

41 BROADARROW ROAD NARWEE 2209

Division 8.2 Review of Determination of Council's Refusal of DA-503/2018 for the demolition of existing structures and construction of an 8 storey shop-top housing development comprising 62 residential apartments, restaurants and a commercial tenancy above four levels of basement parking.

PANEL MEMBERS

IN ATTENDANCE	Clare Brown (Chair), Susan Budd, Sue Francis
APOLOGIES	Khodar Saleh, Allan Winterbottom
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mine Kocak
DPIE STAFF	Leanne Harris, Michelle Burns

KEY ISSUES DISCUSSED

- Council provided an overview of the site and its context adjacent to the rail line and town centre.
- DA is a very similar design to the previous application that had been refused in late 2020.
- Minor changes are shown clouded on the plans and additional information has been supplied in relation to contamination which was the main reason for the Panel's previous refusal.
- Improvements have been made to address waste storage and traffic access / pedestrian connectivity adjacent to the rail line.
- A referral has been made to Sydney Trains but a response is yet to be received. It was noted that the previous DA had been supported subject to deferred commencement conditions.
- The design proposes minor encroachments into the height plane however these are not considered significant and were supported by the previous Panel.
- Cross ventilation issues due to proximity to the rail line and required acoustic treatments and the reliance on air conditioning. Council are supportive of a balanced approach given the site constraints.
- Landscaping, deep soil planting and the relationship and arrangement of the roof terraces and Council's requirement for a management plan for these areas were noted.

PANEL COMMENTS:
Planning Panels Secretariat

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- Despite the additional information in relation to contamination, the Panel are yet to be satisfied that the provisions of SEPP 55 have been adequately addressed. The Applicant should clarify the approach and the requirement for further investigations and the Council's assessment report needs to clearly step the Panel through the process and compliance with the statutory framework.
- Plans should be provided to show the location of air conditioning units and whether these impact on private open space arrangements
- The assessment report should clarify the splits between units that achieve cross ventilation and those that don't.
- The assessment report should include comment on the consolidated draft LEP in terms of the principles of the new design excellence clause. – noting that the DA would be subject to savings and transitional arrangements.
- The Panel notes there is an excess of car parking spaces being provided and this should be raised with the applicant in terms of opportunity for redesign of the basement levels.
- All applicable draft EPIs must be listed and considered in the assessment report.

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