



#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 8 July 2020, 9.05am
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

##### PPSSSH-13 – Canterbury-Bankstown - DA1075/2019

##### 921 Punchbowl Road, Punchbowl

Demolition of existing structures on the site and construction of a new facility for use as a registered club with shops/retail and office/business uses and car parking consisting of 423 spaces located in basement levels as well as at-grade, with other associated works including a new internal road, a publicly accessible courtyard and pocket park, associated civil engineering and drainage works and associated landscaping works.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Sue Francis, Heather Warton
<b>APOLOGIES</b>	Stuart McDonald
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Stephen Arnold, Cassandra Gibbons
<b>OTHER</b>	Kim Holt – Panel Secretariat

#### KEY ISSUES DISCUSSED

- Existing uses rights need to be addressed
- A number of fundamental non-compliances and inconsistency with pending Planning Proposal
- Zoning across the site is split between B1 and R2
- Proposed carparking use is prohibited in R2 portion of the site
- Exceeds FSR: Inappropriate reallocation of R2 FSR to B1 zone
- Height: Exceeds permissible height
- Traffic and parking impacts including location of vehicular access point
- Location, functionality of the supermarket (3000 sqm) proposed in sub-basement level
- Proximity to Canterbury Rd (and impacts of potential road widening): viability, size and adaptability of the shops on the ground floor is questioned
- Clarification on the roof top area use and function required.
- Further details are required in relation to the park proposed within the site
- Acoustics report required

#### Planning Panels Secretariat

- Contamination report required
- Economic impact report required
- There are range of critical issues that need to be addressed before it can be considered that suggest this DA may be premature

**TENTATIVE PANEL MEETING DATE:** To be confirmed