

Record of Preliminary Briefing

Sydney Eastern City Planning Panel

PANEL REFERENCE & DA NUMBER	PPSSEC-283 – MOD2023/0082
APPLICANT OWNER	Anthony Habkhouk – Eloura Developments Rothwell Pty Ltd The Trustee for Powells Creek Trust
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development Canada Bay Local Environmental Plan 2012
CIV	\$558,066.93 (excluding GST)
BRIEFING DATE	31 August 2023

REQUIRED ATTENDEES

APPLICANT	Anthony Habkhouk, Alex Harb and Anthony Betros
PANEL CHAIR	Carl Scully
COUNCIL OFFICER	Edna Sorensen
CASE MANAGER	Carolyn Hunt
DEPARTMENT STAFF	Louisa Agyare and Lisa Ellis

- Introduction
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
 - The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.
- Applicant introduction of proposal
 - Site location identified and existing surrounding development outlined
 - Outline of proposed development provided, including roof top terraces to 3 units
 - Background to proposal provided, noting previous modifications

- Height of building variation proposed – proposed 19.21m (previously approved 16.85m)
- Installation of park at the front of the site, with increased setback
- Height variation relating to site slope
- Views of roof terraces from the street are limited as terraces face the park
- No additional overshadowing and isolated site
- Private screening proposed between the terraces
- Council summary
 - Detailed assessment to be undertaken
 - Preliminary discussions undertaken prior to lodgement
 - Building height variations to assessed against controls and intent of Concord West Masterplan and building height objectives

KEY ISSUES FOR CONSIDERATION

- Building height variation – justification to be provided for the proposed height variation

REFERRAL REQUIRED

- Internal and External referrals
- Design Review Panel to review application

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition period – 10/07/2023 – 31/07/2023 - 3 submissions

DA LODGED: 05 July 2023

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – 09 November 2023

TENTATIVE PANEL DETERMINATION DATE – Early April 2024 (tbc with Council)