

## BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 29 February 2024, 11.48am and 1.02pm
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-283 – Canada Bay – MOD2023/0082 – 2, 2A, 4 Rothwell Avenue, Concord West – Modification to approved DA to construct 3 additional private roof terraces and to modify 3 Penthouse apartments below for roof access

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe, Joseph Cordaro and Anthony Bazouni
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Edna Sorensen
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Anthony Habkouk, Alex Harb, Anthony Betros, Richie Webster and Minkyu Lim

## KEY ISSUES DISCUSSED

### Council briefing – 11.48am-12.23pm

- Outline of site, existing works on site and surrounding development, noting current Council planning proposal
- Approved DA for 4 storeys residential flat building, which included a minor increase in the building height of 0.85m above the height control of 16m
- Proposal to include private roof top terraces for 3 apartments
- Key issues:
  - Size of proposed terrace and location over adjoining apartments – potential acoustic impacts
  - Setback from the building edges' to minimise visual impact
- Design Review Panel comments noted and amended plans submitted

### Applicant briefing – 12.30pm – 1.02pm

- Outline of amended plans
- Visibility from the park
- Site isolation, elevation and minimal solar impact

## Planning Panels Secretariat

**Panel Comments**

- Acoustic impacts to be outlined
- Size of terrace area and inclusion of bathroom
- Height variation and potential future use of area for habitable areas
- Further consultation between Council and application recommended in regard to area

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 02 April 2024

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
[www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)