

Record of Preliminary Briefing

Sydney Eastern City Planning Panel

PANEL REFERENCE & DA NUMBER	PPSSEC-287 – DA2023/0158
APPLICANT OWNER	Town Planning – Meriton Group Pty Ltd KARIMBLA PROPERTIES (NO.43) PTY LIMITED
APPLICATION	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development Canada Bay Local Environmental Plan 2013
CIV	\$124,600,529.00 (excluding GST)
BRIEFING DATE	31 August 2023

REQUIRED ATTENDEES

APPLICANT	Flora Lin, Matthew Lennartz, Sumedh Kataria, Rido Pin, William Brindle, Paul De Saily, Ian Lim
PANEL CHAIR	Carl Scully
COUNCIL OFFICER	Nima Salek and Samuel Lettice
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
 - Application subject to design competition process
 - Improved public domain quality and amenity
 - Sustainability and passive design principles
 - Mixed uses on ground floor
 - Stepping down towards the park
 - Communal open spaces on lower level
 - Cl.4.6 Variation for floor space
 - Award winning design varied to ensure compliances with LEP
- Council summary
 - No formal pre-lodgement meeting,
 - Additional information to be requested
 - Design significantly changed from the approved design competition process approved design
 - Requested comparison of the winning design to be provided to Design Integrity Panel
 - Traffic and transport - external traffic impacts to be assessed. Mitigation measures to be identified
 - Noise and vibration – proximity to railway line and traffic and impact on childcare centre and residential components
 - Social impact assessment required – residential overlooking childcare centre
 - Wind study
 - LEP and DCP non-compliances – minimum building separation, active frontage, minimum height of building podiums, FSR calculation (survey required), GFA of the several floors exceed 750m² requirement
 - Zone objectives to provide vibrant mixed use opportunities associated with the retail
 - State Infrastructure Certificate required
 - Council contribution and affordable housing contribution

KEY ISSUES FOR CONSIDERATION

- Inconsistency with award winning scheme
- Design excellence – bulk and massing, interaction with the public domain, view corridors, pedestrian access, deep soil, unnecessary overshadowing of public open space
- Traffic and transport
- Further justification required for Cl.4.6 variation - non-residential floor
- Cl.4.6 Variation justification required for minimal building separation to the future development on the opposite site and minimum height of building podiums,
- Applicant to provide minutes of pre-lodgement meeting notes
- Satisfactory arrangement certificate to be provided
- Electric vehicle charging to be provided for each car parking spaces
- Council to have meeting with applicant before final response to RFI
- Peer review of some specialist reports to be undertaken

REFERRAL REQUIRED

- Design Integrity Panel
- Water NSW – additional information requested
- TfNSW – additional information requested

- Sydney Trains – outstanding
- Air Services Australia – above 100AHD
- Ausgrid – conditions provided
- Gas main located on the land – unsure of the owner – referral to easement owner to be undertaken
- Internal referrals:
 - Building
 - Engineering
 - Environmental Health
 - Noise
 - Landscape
 - Traffic
 - Tree Management
 - Heritage

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition period – 15/08/2023 – 12/09/2023 – yet to close – 1 objection received

DA LODGED: 07 August 2023

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

TENTATIVE PANEL BRIEFING DATE – 16 November 2023

TENTATIVE PANEL DETERMINATION DATE – 02 May 2024 (tbc with Council)