

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 November 2023, 10.02am and 11.37am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-287 – Canada Bay – DA2023/0158 – 444, 446 Concord Road, 33, 35, 37 39, 41 Blaxland Road, 1, 3, 5 Llewellyn Street, Rhodes – Proposed integrated development including excavation and construction of a mixed-use development. Mixed used development consists of a podium and two tower forms between 9 and 28 storeys, 285 residential apartments, a medical centre, childcare centre, and commercial and retail tenancies, with associated landscaping and 5 levels of basement car parking.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nima Salek and Shannon Anderson
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare and Lisa Ellis
INDEPENDENT URBAN DESIGNER	Paul Walter
APPLICANT	Walter Gordon, Luke Marquet, Ian Lim, William Brindle, Daniel Turini, Paul De Saily, Samuel Henson, Sumedh Kataria, Matthew Lennartz

KEY ISSUES DISCUSSED
Council briefing – 10.02am-10.50am

- Site context – Station Gateway East Character Area
- Proposal outlined – mixed use development over 5 levels, 29 storey building with 285 residential apartments at the tower and podium levels, lower and upper ground floor a medical centre, childcare centre (140 places) and commercial and retail tenancies, associated landscaping and car parking
- FSR bonus (5%) if development exceeds the BASIX commitment for energy and water
- Background to proposal outlined – demolition, design competition process
- Council and applicant meeting with independent design expert – clarification of issues
- Planning controls noted – zoning, height, FSR, active frontage

- Comparison of design competition winning scheme and the proposal and outline of non-exhibition of design excellence
- Key Issues
 - Podium height – LEP requirement of 16m, proposed 32m
 - Tower separation – LEP requirement of 40m, proposed 37m; ADG requirement 24m, proposed 18m
 - Maximum Gross floor areas above building podiums – LEP maximum requirement of 750m², proposed includes 988-1906m² (Levels 4-8)
 - Minimum non-residential FSR (bonus should be included in the calculation)
 - BASIX exceedance and bonus
 - Exceeds the BASIX commitment for energy for the building by at least 15 points
 - Exceeds the BASIX commitment for water for the building by at least 20 points
 - No network for the dual water reticulation system
 - Solar panels are located on the roof (should be dedicated to the precinct network)
 - Minimum setback
 - Active frontage
 - FSR calculation
 - Building height
 - Lack of deep soil on the site – ADG requires 7% minimum
- Independent Urban Design Excellence comments
 - Comparison with competition design winning scheme, with competition winning scheme challenging planning controls
 - Some improvements to activation
 - Taller, bulkier podium
 - Deeper narrow courtyard – more units/living spaces inward-facing
 - Diminished communal open space quality
 - Diminished public open space – loading dock dominates pedestrian laneway
 - Inconsistencies with the controls
- Council request for applicant to withdraw application
- Outstanding Referrals
 - Planning Agreements, Secretary Certificate for designated State Public Infrastructure
 - Private Utility Infrastructure

Applicant Briefing – 10.50-11.37am

- Background to proposal
- Request for information correspondence from Council to clarify the non-compliances and variation acceptances
- Variations to planning controls noted in design competition winning scheme
- Cl.4.6 variation lodged only for design competition winning scheme not LEP compliances
- Variation proposed to minimum non-residential component
- Floor plate and massing issue to be resolved as priority

Panel Comments:

- Council requested to issue Request for Information, noting amended plans to be submitted, demonstrating compliance with jury panel design, explaining DCP non-compliances and include a robust Cl.4.6 justification for LEP variations
- Council and applicant prior to lodgement of amended plans
- Floor plate and massing to be resolved
- Further briefing required post lodgement of amended plans

TENTATIVE FURTHER BRIEFING DATE SCHEDULED FOR: first quarter of 2024 - to be confirmed with Council

Planning Panels Secretariat

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