

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 29 February 2024, 2.02pm and 4.00pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-287 – Canada Bay – DA2023/0158 – 444 and 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, Joseph Cordaro and Anthony Bazouni
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nima Salek and Shannon Anderson
INDEPENDENT DESIGN REVIEWER	Paul Walter
NSW GOVERNMENT ARCHITECTS/DRP	Rory Toomey
DEPARTMENT STAFF	Carolyn Hunt
CONSULTANT REPRESENTATIVES	Walter Gordon, Ian Lim, William Brindle, Ching Oung, Miki Hendler, Daniel Hendler, Frank Ru, Matthew Lennartz, Jeff Mead, Sumedh Kataria, Paul De Saily, Samuel Henson, Harry Triguboff

KEY ISSUES DISCUSSED**Council briefing – 2.05pm - 3.00pm**

- Overview of progress to date, noting consultation between the Council, applicant and peer reviewer
- Draft position and RFI letter prepared – to be sent
- Peer reviewer comparison of architectural winning scheme and application as submitted, noting the bulk and massing

- Amended massing diagram outlined, noting widening of building separation at one boundary, amendments to building heights and relocation of one building 3m towards the street
- Extensive consultation held with applicant
- Amended design more supportive by Design Integrity Panel (DIP)
- Setback from Concord Road for meaningful landscaping
- Cl.4.6 requests required – amended floor plate, podium height, height controls
- GFA and FSR controls applicable to the site
- Council contributions and state government public infrastructure for locality
- No further DIP meeting required
- Satisfactory arrangements with the Department to be provided

Applicant briefing – 3.00-4.00pm

- Outline of proposed amendments, noting further detail to be provided
- Massing model noted as being able to achieve design excellence
- Plans, sections, elevations etc are to be prepared, to be submitted within 3 weeks
- Setback from the kerb and gutter to the building wall is 6m from road

Panel Comments

- Broad support noted for the proposed concept massing diagram (dated 21/02/24) (noting subject to further detailed information and assessment)
- Floor plans to be provided to Council for preliminary review prior to preparation of additional consultant reports (10 days), with discussion to be held between Council and applicant
- Consideration of setback and treatment of Concord Road

TENTATIVE BRIEFING DATE SCHEDULED FOR: April 2024

TENTATIVE DETERMINATION DATE SCHEDULED FOR: May 2024

Planning Panels Secretariat

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