

Record of Preliminary Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-289 – Canada Bay – DA2023/0181 – 1-9 Marquet Street, Rhodes
APPLICANT OWNER	Deicorp Projects (Rhodes) Pty Ltd The Genesis Capital Holding Pty Ltd as Trustee for The Genesis Unit Trust
APPLICATION TYPE	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 State Environmental Planning Policy (Industry and Employment) 2021 Canada Bay Local Environmental Plan 2013
CIV	\$104,671,133.00 (excluding GST)
BRIEFING DATE	24 October 2023

ATTENDEES

APPLICANT	Greg Colbran, Craig Baudin, Stephen Kerr and Carlo Di Giulio
PANEL CHAIR	Carl Scully
COUNCIL OFFICER	Nima Salek and Shannon Anderson
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
 - Demolition and 32 storey mixed use development (214 apartments, basement car parking, landscaping, stratum and residential strata subdivision)
 - Site context and adjoining development outlined
 - Sun access controls applicable to the site in relation to Union Square
 - Through site linkage to Rhodes Central
 - Proposal subject to architectural design competition
 - Development elevations provided
 - Design brief for design competition prepared in consultation within Council (in lieu of pre-lodgement meeting)
 - Ground floor comprises of retail, through lobby, loading and back of house at rear to minimise vehicle conflicts
 - Site constraints include 40 tower separation from Marquet Street residential building, site level changes
 - Below height limit, comply with FSR, observe sun access and DCP controls
- Council summary
 - Jury recommendations identified to be resolved prior to DA submission
 - Key considerations –
 - Deep soil landscaping
 - Overshadowing of public open space Union Square and Peg Paterson Park – confident of compliance – just checking
 - Council's garbage truck turning manoeuvre – to be confirmed
 - Pedestrian access – to be confirmed
 - Active frontage – Public Domain (bike rack, street tree along Marquet Street and planting box)
 - Cl.4.6 variation – FSR – may be required
 - RFI to be sent by end of November
 - Captured under the SIC requirements – waiting on Secretary certificate for designated State public infrastructure
 - Public utility infrastructure
 - Design integrity

KEY ISSUES FOR CONSIDERATION

- Consideration of independent design peer review

REFERRALS

- External Referrals - outstanding:
 - DPE
 - Water NSW – outstanding
 - Air Services Australia – outstanding
 - Sydney Water
- Transport for NSW – no comments
- Sydney Trains – no comments

- Internal referrals – further information required:

- Further information requested for:

- Building
 - Engineering
 - EHU
 - Landscape
 - Traffic
 - Tree management
 - Heritage -
 - Waste
 - GIS

- Heritage – no objections

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- 15/09/23 to 13/10/2023
- 18 submissions in objection
- Issues raised include traffic and congestion, insufficient infrastructure, overshadowing, building separation, cumulative noise and dust impact during the construction, privacy, density, height, inadequate on-site parking, view loss and security

DA LODGED: 30/08/2023

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

TENTATIVE PANEL BRIEFING DATE – 23/01/2023

TENTATIVE PANEL DETERMINATION DATE – First quarter 2024