

## Record of Preliminary Briefing Sydney Eastern City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-296 – Canada Bay – DA2023/0222 – 9 Blaxland Road, Rhodes
<b>APPLICANT OWNER(S)</b>	Charles Hung - BBG Management Pty Ltd Rhodes Station Property Pty Ltd & Leeds Investment No.9 Pty Ltd
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	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 (Sustainable Buildings) 2022 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
<b>CIV</b>	\$168,084,273.00 (excluding GST)
<b>BRIEFING DATE</b>	16 November 2023

### ATTENDEES

<b>APPLICANT</b>	Charles Hung, Saul Moran, Ryan Cole, Lisa-Maree Carrigan, Shane O'Donnell and Thomas Gregg
<b>PANEL CHAIR</b>	Carl Scully
<b>COUNCIL OFFICER</b>	Nima Salek and Shannon Anderson
<b>CASE MANAGER</b>	Carolyn Hunt
<b>DEPARTMENT STAFF</b>	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
  - Introduction, background and overview, including design excellence competition
  - Community engagement
  - Site location and context provided, noting access off Blaxland Road
  - Proposal outlined - mixed use development with 37 storeys including 9 storey basement
  - Site characteristics – size, location in Rhodes East Precinct Plan
  - CI4.6 Variation for lift overrun and central plant
  - Communal open space and vertical landscaping
  - Treatment of site in relation to surrounding built form, ground plane activation and future station bridge plaza
  - Rail corridor
  - Access and parking - loading facilities and access
  - Waste management
  - Materiality
- Council summary
  - Overshadowing of public open space – Union Square - clarification regarding LEP provisions as clause refers to whole year not just the winter solstice
    - DPE contacted regarding LEP clause and discussion noted regarding potential for expedited LEP amendment – to be confirmed
  - Pedestrian connectivity and public amenity – plaza and bridge level over Concord and Blaxland Roads providing linkage from station to park
    - Public benefit requirement to support uplift bonus
    - Collaboration between developers and TfNSW regarding contribution, land dedication and construction
  - Tower separation – proposal includes 3m setback, noting increased setback requirement if no uplift and public benefit contribution supported
  - CI4.6 variation - FSR (to be confirmed) and height
  - Public utility infrastructure
  - Activation of frontages
  - Public utility infrastructure
  - Request for information to be issued

## **KEY ISSUES FOR CONSIDERATION**

- LEP provisions regarding overshadowing of public open space – clarification required
- Materiality – additional information including photomontages
- EV charging provision

## **REFERRALS**

### Internal

- Landscape - outstanding
- Waste - outstanding
- Building – required further information
- EHU (noise) – required further information

- Traffic – required further information
- Heritage – no objections
- Engineering – provided conditions
- EHU (contamination) – provided conditions

#### External

- WaterNSW - outstanding
- Air Services Australia - outstanding
- Sydney Water - outstanding – public utility infrastructure Cl.6.10
- Transport for NSW- conditions provided
- Sydney Trains – conditions provided
- Ausgrid – conditions provided

#### **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- 19/10-16/11/23
- 9 objections

**DA LODGED:** 12/10/2023

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

**TENTATIVE PANEL BRIEFING DATE** – 29 February 2024

**TENTATIVE PANEL DETERMINATION DATE** – June 2024