

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 23 January 2024, 11.15am and 11.51am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-296 – Canada Bay – DA2023/0222 – 9 Blaxland Road and 424 Concord Road, Rhodes – Integrated development including construction of a new shop top housing development inclusive of commercial tenancies from ground to level 3, 244 residential units on levels 3-37, communal and private open space, 9 levels of basement parking, demolition (of existing structures), site excavation, and landscape works

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nima Salek and Shannon Anderson
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Proposal outline provided
- Key issues identified as:
 - LEP amendments – overshadowing of public open space – Union Square (anticipated to occur by the end of January 2024)
 - Station Bridge Plaza
 - Accurate location
 - Mechanism of delivery (applicant contribution) – clarification of responsibility to be provided
 - Frontage activation
 - Lack of Open Space
 - Floor Space Ratio (FSR) and height exceedance – proposed development no qualifying for 5% FSR BASIX bonus
 - Performance solution for fire safety and access – 4 level non-residential

TENTATIVE ASSESSMENT BRIEFING DATE SCHEDULED FOR: 29 February 2024

TENTATIVE DETERMINATION DATE SCHEDULED FOR: July 2024

Planning Panels Secretariat

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