

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 18 April 2024, 9.04am and 9.42am
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSSEC-296 – Canada Bay – DA2023/0222 – 9 Blaxland 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**

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Anthony Bazouni
<b>APOLOGIES</b>	Joseph Cordaro
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Nima Salek and Shannon Anderson
<b>DEPARTMENT STAFF</b>	Carolyn Hunt
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Site location and context outlined
- Proposal identified as demolition and shop-top housing development and associated works, including 9 levels of basement parking and landscaping (planting, communal and private open spaces and vertical green of the façade)
- Site adjoins public walkway to the north
- State Significant Development Application lodged for the site
- Design excellent competition undertaken and application presented to the Design Integrity Panel – comments pending
- Previous Panel briefing noted unknown material treatment of façade of the podium level
- Non- compliance with deep soil zone ADG requirement due to site characteristics – proposed landscaping over the building, with further information requested
- Active street frontages Station Bridge Plaza – LEP requirement
  - Unknown bridge details provided from Transport for NSW
  - Activation of 3 frontages required

- Northern podium level - current design includes fire source feature at the boundary and conflict with future activation
- BASIX 5% FSR bonus – proposal includes additional FSR but no identification of BASIX energy commitment to support bonus FSR
- Waste management – outstanding information regarding waste segregation, sizing, transporting and collection activities

#### **Referrals**

- Water NSW – outstanding

#### **Panel Comments**

- Council to work with Applicant to demonstrate future connection/street activation issue, with Council to seek advice (legal and design) to resolve
- Car parking to include EV charging capability

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** tentatively scheduled for 7 August 2024