

## Record of Preliminary Briefing Sydney Eastern City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-298 – Canada Bay – DA2023/0235 – 25 & 27 Leeds Street, Rhodes
<b>APPLICANT OWNER</b>	Thomas Nader - BILLBERGIA PTY. LTD Ben Fife & Michael Touma
<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 (Building Sustainability Index: BASIX) 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>	\$138,314,377.00 (excluding GST)
<b>BRIEFING DATE</b>	8 February 2024

### ATTENDEES

<b>APPLICANT</b>	Thomas Nader, Saul Moran, Mark Schofield, Lucy Hammond, Nick Hatzi and John Rowley
<b>PANEL CHAIR</b>	Carl Scully
<b>COUNCIL OFFICER</b>	Edna Sorensen and Shannon Anderson
<b>CASE MANAGER</b>	Carolyn Hunt
<b>DEPARTMENT STAFF</b>	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
  - Site location in Leeds Street Character Area, adjacent to the Parramatta River
  - Former industrial land site, creating a new ferry wharf, public park and foreshore promenade, shops and cafes
  - Current light industrial use
  - Architectural Design Competition and Process held in July 2022
  - Design Integrity Panel requested items to be addressed within the development – design reviewed to consider all matters raised
  - Proposal outlined as mixed use development of 6 buildings ranging from 9 to 13 storeys
  - Design principles, site plan and elevations outlined
  - Cl.4.6 Variations – Floor Space Ratio (winter gardens on western facade) and height (minor elements on roof top – balustrade and lift overruns)
  - Specialist Reports and Investigations noted
  - Community consultation undertaken by applicant
- Council summary
  - Overview of proposal
  - Floor Space Ratio (FSR) – bonus of 5% increase in FSR if exceed BASIX requirements – water requirements not achieved (recycled water able to be incorporated with details of infrastructure to be identified)
  - LEP Building Height – variation of 10.85% - signed endorsement of amended application to be received
  - DCP Building Height variation proposed
  - Request for Information to be sent – regarding FSR, height, foreshore area, balustrading, privacy, tree removal, acoustic report, contamination, acid sulphate soils, waste management, driveways and access

## **KEY ISSUES FOR CONSIDERATION**

- EV charging points for residential parking spaces
- Dedication of foreshore area to be discussed further

## **REFERRAL REQUIRED**

- Heritage NSW
- Transport for NSW (Sydney Trains)
- Sydney Water
- Roads and Maritime Services
- NSW Fisheries
- Ausgrid
- NSW Police
- Internal referrals – landscape, heritage, tree removal, noise, acid sulphate soils, contamination, traffic, waste, stormwater, building surveyor and property services

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

- 3 submissions received to date – traffic, landscaping and open space, building separation, building height, Rhodes future vision, contamination and delivery of public waterside park

**DA LODGED:** 03/10/2023

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

**TENTATIVE PANEL BRIEFING DATE** – to be confirmed with Council

**TENTATIVE PANEL DETERMINATION DATE** – July 2024 - to be confirmed with Council