

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 18 April 2024, 10.46am and 11.10am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-298 – Canada Bay – DA2023/0235 – 25 and 27 Leeds Street, Rhodes – Mixed use development

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Edna Sorensen and Shannon Anderson
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED

- Proposal outlined as mixed used development, with 6 buildings ranging from 9 to 13 storeys, comprising 8 retail premises and 249 apartments
- ADG compliant
- Cl.4.6 submitted – FSR and Height of Buildings
 - Building height has been reduced from original proposal, noting that 5 buildings remain non-compliant, however issues have been resolved
 - FSR – BASIX bonus applicable – valid certificate to be provided, noting acoustic treatment of enclosed verandahs (winter gardens) located on western side
- RFI issued for:
 - Compliant BASIX and GFA
- VPA proposal for dedication of foreshore park
- 5 submissions received

Referrals

- Ausgrid, DPE – Heritage NSW, Sydney Trains, Sydney Water Corporation - resolved
- Department of Primary Industries (Fisheries) - outstanding
- Water NSW – GTAs outstanding

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
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- Internal referrals –
 - Engineering, Traffic, Acid Sulphate Soils, Contamination, Waste, Noise, Landscape and Tree Removal - unresolved
 - Building, Property Services, Heritage - resolved

Panel Comments

- Applicant to respond to Council's RFI requests

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 6 August 2024 – to be confirmed with Council

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