

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 10 September 2024, 11.02am and 11.43am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-327 – Canada Bay – DA2024/0064 – 25 George Street, North Strathfield – Application under State Environmental Planning Policy (Housing) for three additional storeys to Building A (street facing) and an additional storey to both Building B and C with 41 units (24 units allocated to affordable housing) and amendments to internal basement layout to provide 50 additional car spaces. The additional units under this application will sit atop the building approved under DA2020/0143

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Giaprakas and Shannon Anderson
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context and history provided, noting the existing amended approval includes 131 residential units (with 4 being affordable housing units)
- Application includes 3 additional storeys with 41 units (24 affordable housing units) and amendments to internal basement layout (50 additional car spaces)
 - Additional units to sit atop of approved building under existing amended approval, with building footprint to remain the same
- Cl.4.6 Variation proposed for height of buildings, noting the split height controls over the site – proposed variation of 8.6%
- Referrals
 - External – Ausgrid, Sydney Water Corporation, Sydney Trains
 - Internal – Design Review Panel, Engineering (Traffic and Parking), Environmental (Waste Management), Environmental (Noise) and Property Services
- Submissions – total 86 received – noting bulk and scale, height, setbacks, overshadowing, privacy, traffic and parking, waste management

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- Request for information sent with amended plans received, with minor issues to be resolved in the assessment
- Noise mitigation measures outlined in accompanying acoustic report

Panel Comments:

- Consideration of electric vehicle charging capacity for residential spaces
- Consideration of existing approval in assessment of proposed additional levels

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 17 October 2024

Planning Panels Secretariat

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