

- Design Review Panel noted the following concerns where the quality has appeared to have diminished:
 - Public domain offering of the proposal – street trees, public domain features, character, lighting
 - Level of amenity within the above residential levels – subterranean retail spaces, street connectivity, natural ventilation, space configurations
 - Impact of changes upon the tower forms and the facades generally
- Council meeting with Applicant/Project team outlining key issues and concerns with application
- Further information requested with response yet to be received, noting:
 - Public domain interface and design
 - Wynne Avenue traffic/road changes
 - ADG Compliance
 - Urban Design Review
 - Loss of landscaping
 - Loss of splash play/water feature
 - Traffic arrangements
- 3 submissions – operational noise, construction noise and potential traffic increases

Referrals:

- External –
 - TfNSW, Sydney Trains – resolved
 - Water NSW – outstanding
- Internal –
 - Engineering, Traffic, Building, Health, Landscaping and Urban Design - resolved
 - Waste and Assets – response outstanding
- Application to be referred back to the Design Review Panel, post submission of RFI response

Panel comments:

- Hawker market – mechanical ventilation for cooking and food safety to be confirmed
- Child safety in parking areas to be assessed
- Screening treatment of fire hydrants to be considered
- Council/Applicant briefing to be scheduled prior to determination

TENTATIVE DETERMINATION DATE SCHEDULED FOR: May 2025 – to be confirmed with Council