

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 1 May 2025, 11.36am and 12.13pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-357 - Canada Bay - DA2024/0250 - 176Z and 176-184 George Street, Concord West - Demolition of existing structures and construction of a six to eight-storey Infill Affordable Housing Residential Flat Building Development, comprising 183 units including 32 affordable units, with 2 x basement levels containing 198 car parking spaces, plus neighbourhood shop, with Torrens title subdivision (consolidation of lots)

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Anthony Bazouni and Hugo Robinson
APOLOGIES	Susan Budd
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nima Salek, Shannon Anderson and Kurt Savage
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Site location in regional and local context provided, including surrounding developments
- Site characteristics outlined location in Homebush North Precinct of the Parramatta Road Corridor Urban Transformation Strategy
- Proposal outlined as demolition of existing structures, consolidation of lots, and construction of a six to eight-storey infill affordable housing residential flat building comprising 183 units (including 32 affordable housing units), with two basement levels accommodating 198 car parking spaces and a neighbourhood shop
- Urban Design Merit -
 - Design Review Panel (DRP) considered application in March, noting the proposal as not being supported (amenity, urban design and non-compliance with key design principles)
 - Building heights to be confirmed and whether a competitive design competition is required
- Planning Controls outlined, noting use of bonus provision and required further assessment of applicable car parking provisions

Planning Panels Secretariat

- Detailed information required for assessment, noting additional information requested with response expected at end of May
- Flood risk
- Statutory compliance, noting that a detailed site investigation is to be submitted
- Land use permissibility – neighbourhood shop
- Consistency with Planning controls - non-compliance with LEP and Development Control Plan (DCP)
- Neighbouring amenity
- Biodiversity
- Building over Council assets
- Class 1 Application lodged in April
- 6 unique submissions – traffic and parking, flooding risks, privacy and overshadowing, construction impacts and community impact and urban density

Referrals:

- External:
 - Water NSW – Refused to issue General Terms of Approval
 - Ausgrid – consent subject to conditions
 - Sydney Water Corporation – no comments
- Internal:
 - Engineering, Traffic, Environmental Health Unit, Waste, Tree Management, Landscape – request for information
 - Building - resolved

Panel Comments:

- Further Council briefing to be considered for possibly June

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council