

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Friday, 30 May 2025, 2.32pm and 3.03pm
<b>LOCATION</b>	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**

<b>IN ATTENDANCE</b>	Carl Scully (Chair)
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Nima Salek and Shannon Anderson
<b>COUNCIL'S LEGAL REPRESENTATIVE</b>	Roslyn McCulloch
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Ilona Ter-Stepanova

**KEY ISSUES DISCUSSED**

- Site overview and context provided
- Development site comprising of 14 lots, with pedestrian through link from George Street
- Proposal outlined, noting apartment mix
- Further information required
- Design Review Panel comments, including separated affordable housing building
- Water table monitoring requested by Water NSW
- Public drainage easement location and potential impact on infrastructure asset
- S.34 Conference scheduled for 29/09
- Proposed SOFC to be approved