

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 13 February 2025, 3.30pm to 4.04pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-364 – Canada Bay - DA2024/0138 - 2 & 4 Denham Street, Rhodes - Integrated Development under the Water Management Act 2000 for demolition of existing structures (including three (3) existing dwellings), tree removal, construction of a three (3) level basement for 34 car parking spaces, 4 visitor spaces, 68 bicycle parking spaces and eight (8) motor cycle parking spaces, on-site loading bay with turntable for HRV access, construction of 34 dwellings, comprising 30 apartments (including five (5) adaptable apartments) and four (4) multi-dwelling housing (terraces), on-site landscaping, residential amenities and building services

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Shannon Anderson and Edna Sorensen
COUNCIL LEGAL REPRESENTATIVES	Roslyn McCulloch
DEPARTMENT STAFF	Alyce O'Brien and Carolyn Hunt

KEY ISSUES DISCUSSED

- Overview of development, site context and location, including Council owned land
- Determination incorrectly determined by the Canada Bay Local Planning Panel (27 November 2024), as development is identified as regionally significant development
- Background of proposal and outline of assessment process
 - Application lodged 24 July 2024
 - Notification – 4 submissions
 - Canada Bay Design Review Panel did not support the proposal
 - Applicant requested to withdraw due to significant issues
- Class 1 Appeal filed on 24 September 2024
 - Council's SOFAC filed - 22 October 2024
 - Applicant's SOFAC in reply filed – 13 November 2024

- Amended plans and documentation submitted subject to a without prejudice discussion at the conciliation conference – 25 November 2024
- Amended plans outlined:
 - Basement footprint reduced
 - Multi-dwelling housing (terraces) removed
 - Reduction in total number of dwellings, on-site carparking and motorbike parking
 - Common open space area relocated
 - Loading dock relocated
 - Removal of all works (except from landscaping) across the Council drainage reserve
 - Removal of the wintergardens
- S.34 Conference held on 13 January 2025 – without prejudice material submitted on 25 November 2024
- Draft Conditions to be agreed – waste and maintenance of the turn table
- S.34 agreement to be approved by Panel Chair