

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 16 December 2024, 10:30am – 11:30am
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSSH-182 – CANTERBURY-BANKSTOWN – DA-1182/2024 – 83, 85 & 99 North Terrace BANKSTOWN 2200 – Compass Centre - Redevelopment of the Compass Centre site including the demolition of all existing structures, tree removal, site preparation and early works, bulk excavation, remediation works, and construction of a mixed-use development comprising a 2-level basement and a 5-storey mixed-use podium with three towers above, being a 19-storey hotel tower and two 24-storey residential towers.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Annelise Tuor, Penelope Holloway, Glennis James, Karl Saleh
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Khal Asfour declared a conflict and, following the briefing, Karl Saleh, also declared a conflict. Both Councillors previously considered the matter during council meetings.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Daniel Bushby, Stephen Arnold
<b>APPLICANT REPRESENTATIVES</b>	Costa Dimitriadis (Ethos Urban), Daniel Howard (Ethos Urban), Joseph Ajaka (Barings Real Estate Australia), Warwick Dowler (Barings Real Estate Australia), Aston Weber (Barings Real Estate Australia), Simon Parsons (PTW), Alex Lin (PTW), Cameron Hay (Essence Project Management), Craig Sanders (Essence Project Management) Joanne McGuinness, Karl Saleh (Council nominated Representative)
<b>DPHI</b>	George Dojas, Nikita Lange

**KEY ISSUES DISCUSSED**

The Panel notes the applicant presentation and the matters discussed with the applicant and Council during the briefing. In particular, the Panel notes:

- Further clarification was sought on the classification of the development; build to rent provisions included in the Housing SEPP are not being relied on and therefore, to avoid confusion, the residential component of the mixed use development would be shop top housing rather than build to rent housing, which would provide flexibility if the units are to be sold or rented.
- The Interface with existing apartment buildings. Panel notes the management of Interface areas in the development such as driveway and terrace, including acoustic concerns should be considered.

**Planning Panels Secretariat**

- The proposal includes above and underground car parking. Further clarification of parking arrangements was discussed and extent of above ground parking should be justified, particularly if not screened by active uses.
- Exhibition closes Friday, 20 December 2024. Council has made a submission.
- Internal and external referrals are expected by end Dec and an RFI to be issued in January.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: Before 11/08/2025**