



BRIEFING DETAILS

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| BRIEFING DATE / TIME | Monday, 1 September 2025, 11:30am – 12:30pm |
| LOCATION | MS Teams videoconference |

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

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| IN ATTENDANCE | Annelise Tuor (Chair), Penelope Holloway |
| APOLOGIES | Glennis James |
| DECLARATIONS OF INTEREST | Khal Asfour (Council Interest DA), Karl Saleh (Council interest DA) |

OTHER ATTENDEES

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| COUNCIL PLANNING STAFF | Daniel Bushby, Stephen Arnold, Ian Woodward |
| COUNCIL CONSULTANT ASSESSMENT PLANNER | Joanne McGuiness (SJB Planning) |
| APPLICANT REPRESENTATIVES | Costa Dimitriadis (Principal Planner, Ethos Urban), Daniel Howard (Director, Ethos Urban), Yvette Carr (Director, Ethos Urban), Joseph Ajaka (Project Director, Barings Real Estate Australia), Warwick Dowler (Senior Director - Head of Residential, Barings Real Estate Australia), Aston Weber (Development Manager, Barings Real Estate Australia), Simon Parsons (Practice Leader, PTW), Lewis Pang (Senior Associate, PTW), Dan Palmer (Traffic Project Director, PTC), Craig Sanders (Project Director, Essence Project Management), Grace Pelle-Lalli |
| DPHI | Amanda Moylan |

KEY ISSUES DISCUSSED

The Panel met with Council and the applicant to understand the amendment to the application lodged on the Portal on 1 July, clarify any further amendments to the DA package of information and proposed plans, discuss any further notification requirements and set timeframes and a tentative date for final determination. The amended application has not been assessed and no further comments on the merits of the application, beyond those provided in Council's RFI, were discussed.

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The applicant made a presentation, which included details of its response to Council's RFI, changes in the amended application and a further proposed amendment to activate and increase the setback of the ground level retail fronting Phil English Reserve to 4m (the current amended plans show 1.4 to 4m setback to the Reserve).

The following matters were discussed:

- Internal referrals required including in relation to: stormwater; flooding; traffic; access and car park circulation
- Further external referrals required in relation to:
 - unresolved dewatering (previous GTAs issued on the basis of a tank based design)
 - Sydney Water previously requested waste water modelling. Applicant has requested this be required via a condition of consent
 - CASA approval has not yet been issued for OLS. Applicant has requested this be required via a condition of consent.
- Council confirmed that it has resolved to not accept the VPA - public benefit letter of offer
- The setbacks to the towers and retail fronting Phil English Reserve do not meet the ADG requirements. Applicant relies on the DCP and Masterplan, which indicate that it will remain a reserve and any development potential can be accommodated within a redevelopment of Council's library land. It will need to be demonstrated that the proposed setbacks are sufficient to ensure that the development potential of the library/Phil English Reserve and the amenity to the north facing units proposed in this DA would not be unreasonably impacted by the reduced setbacks.
- The Panel requested that:
 - a final package of any further amended plans and updated documents be submitted to Council. This should include:
 - proposed changes to the ground level retail setback and facades, including a plan and section and any consequential amendments to other plans
 - a cover letter outlining the further amendments
 - the Council consultant assessment planner should consider if renotification of the amended package of information is required having regard to the Council's Community Participation Plan
 - if required, any renotification should commence during the week starting 8 September 2025 (7-14 days).
 - where necessary, any further external and internal referral responses should be received within 14-28 days. The applicant should discuss with the relevant authorities whether matters can be satisfied by conditions.
 - the documentation relating to the VPA public benefit offer should be unpublished from the portal to avoid any ambiguity
 - at the conclusion of the renotification and re-referral period, the Council is required to prepare a final assessment report and draft condition of consent within 3 weeks.
- Next Steps
 - Any further amendments to plans or additional information from the applicant is to be placed on the portal by **Friday 5 SEPTEMBER 2025**
 - The Panel will provide a written decision as to whether they agree to the lodgement of the further amended plans once these are available on the portal.

The Panel is working towards determining the application on or before 10 November 2025

Planning Panels Team

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