

MINUTES

of a meeting of the
Bayside Local Planning Panel
held in the Council Chamber,
Level 1, Rockdale Town Hall, 448 Princes Highway, Rockdale
on **Tuesday 18 February 2020 at 6.07 pm**

Present

Jan Murrell, Chairperson
Ross Bonthorne, Independent Expert Member
Lindsey Dey, Independent Expert Member
Amber O'Connell, Community Representative

Also present

Clare Harley, Manager Strategic Planning
Josh Ford, Coordinator Statutory Planning
Howard Taylor, Urban Planner
Busola Martins, Coordinator Governance
Wolfgang Gill, IT Technical Support Officer
Anne Suann, Governance Officer

The Chairperson opened the meeting in the Council Chamber, Level 1, Rockdale Town Hall, 448 Princes Highway, Rockdale at 6.07 pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, elders past, present and emerging, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Apologies

There were no apologies received

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

Nil

5 Reports – Planning Proposals

5.1 Draft Planning Proposal - 215-235 O'Riordan Street and 3 Ewan Street, Mascot

An on-site inspection took place at the property earlier in the day.

The following people spoke:

- Arcangelo Antoniazzi, town planner speaking on behalf of the landowners of 5-11 Ewan Street, Mascot, spoke against the officer's recommendation and responded to the Panel's questions.
- Kate Bartlett, Director, Mecone NSW Pty Ltd, applicant, spoke for the officer's recommendation and responded to the Panel's questions.
- Alicia Desgrand, Senior Planner, Mecone NSW Pty Ltd, applicant, spoke for the officer's recommendation and responded to the Panel's questions.

Panel Consideration

The Panel has the benefit of a site inspection and hearing submissions from the applicant's town planning consultants and an adjoining land owner who objected to development on the boundary. The Panel also has the benefit of the Council officer's report that comprehensively provides an assessment of the Planning Proposal in its context.

The Panel strongly supports the proposed uses of commercial office space, medical centre and a hotel for the subject site given its location in the Green Square- Mascot strategic centre and 400 to 500 metres from Mascot Station. An increase of office space in the precinct is highly desirable given the decline in recent years in the area that has seen a significant rise in residential apartment buildings.

An increase in commercial office space for the Centre would be consistent with, and fulfil the planning aspirations of the strategic plans coupled with: the rapid supply of housing stock in residential apartments in close proximity; and the investment in public transport infrastructure. This justifies an intensification of business activity for this 7,600 sq m site.

However, the Panel is concerned that the concept of a 12 storey commercial car parking station to serve as long term parking for the airport, is inconsistent with the Eastern District Plan to intensify business activity in the Centre. The Panel therefore considers the Planning Proposal would have strategic and site specific merit if commercial car parking is removed from the permissible land uses and that only car parking associated with the uses permitted in the B5 zone is permitted on the site with

a maximum FSR of 4.5:1. The associated car parking should be in a basement to minimize the bulk of increasing the FSR to 4.5:1.

An increase in the FSR from 3:1 to 4.5:1 in the opinion of the Panel could provide an appropriate built form and urban design outcome having regard to surrounding development and the need to provide deep soil landscaping with canopy trees and other sustainable measures including green travel. An increase of 50% in the FSR would need to be demonstrated with a DCP or concept plan for the site that includes sustainability measures.

In response to questions to delete the commercial parking the applicant advised that they would be happy to explore this.

The Panel considers an increase in FSR with commercial car parking facilities on the site would be inconsistent with the objectives of the Metro and District Plans to provide employment opportunities in the centre.

Panel Recommendation to Council

- 1 The Bayside Local Planning Panel's recommendation to Council is pursuant to s3.33 of the *Environmental Planning and Assessment Act 1979* (EPAA) the draft Planning Proposal for land known as 215-235 O'Riordan Street and 3 Ewan Street, Mascot be: amended to reduce the increase in FSR to 4.5:1 (as opposed to 5.5:1 as sought) and to prohibit the commercial car parks as a separate use. The Planning Proposal should be accompanied by a DCP or concept plan to ensure a sustainable outcome for the site.

With the above amendment to the FSR the Panel recommends the Planning Proposal be submitted to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination.

- 2 Should a Gateway determination be issued the Bayside Local Planning Panel makes the recommendation to Council that, a further report be presented to Council following the public exhibition period to demonstrate compliance with the Gateway determination and to provide details of any submissions received throughout that process.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lindsey Dey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber O'Connell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for the Panel's Recommendation

With the removal of commercial car parking the Panel considers the Planning Proposal has both strategic and site specific merit because of the potential

employment opportunities for this important corridor of the centre, within proximity of existing public transport and in an area with a significant population increase in more recent times. The Planning Proposal requires a DCP or concept plan to ensure sustainability measures are incorporated into the design.

5.2 Draft Planning Proposal - Westfield Eastgardens

An on-site inspection took place at the property earlier in the day.

The following people spoke:

- David Bower, Director of Bonnie Doon Golf Club, affected neighbour, spoke to the officer's recommendation and responded to the Panel's questions.
- Robert Johnston, Scentre Group, applicant, spoke for the officer's recommendation and responded to the Panel's questions.
- Ric O'Connell, Scentre Group, applicant, spoke for the officer's recommendation and responded to the Panel's questions.
- Michael Harrison, Strategic Advisor - Urban Design and Urban Planning, Architectus, applicant's representative, spoke for the officer's recommendation and responded to the Panel's questions.
- Michele McSharry, Senior Associate, Urban Designer, Architectus, applicant's representative, spoke for the officer's recommendation and responded to the Panel's questions.
- Jemma Basso from Architectus, applicant's representative, spoke for the officer's recommendation and responded to the Panel's questions.
- David Hoy, Regional Director, Urbis, applicant's representative, spoke for the officer's recommendation and responded to the Panel's questions.

Panel Consideration

This Planning Proposal seeks to increase the FSR from 1:1 to 1.85:1 and increase the building height from 25m to 34m and with portions of the site to 40m and 59m. The applicant has provided a concept plan and an urban design analysis to support the Planning Proposal.

The Panel inspected the site earlier in the day and at the public meeting heard from the Bonnie Doon golf club about its concerns for the safety of its maintenance team in having to cross busy roads with an increase in traffic and pressed the need for an underpass. This is a matter the club is to pursue separately and not one for this Panel.

Consultants for the applicant provided a briefing and the Panel has the benefit of a detailed assessment in the Council Officer's report, including a number of recommendations.

The applicant responded to questions raised by the Panel, including the following. Future development of this large site should endeavour to activate the street frontages to provide connectivity to the surrounding area. At the same time the Panel is cognizant of the constraints of the regional road network that adjoins the site to the east and south.

The northern boundary of Westfield Drive also has difficulties as this is the loading and main service area for the shopping centre and there is a need for the centre to continue to operate during the construction period.

The applicant maintains there are inherent conflicts with pedestrians utilizing this major access road that functions to serve the centre for vehicular traffic, and as such pedestrians and cyclists should be directed to safe crossing areas.

The Panel is of the opinion that the pedestrian and cyclists movements should be separated and this could be achieved by widening the formal footpath on the northern side and the provision of palisade fencing to direct pedestrians and cyclists to defined crossings. The Panel urges Council to facilitate joint discussions and action by the two land owners to provide improved amenity and safety for cyclists and pedestrians along Westfield Drive. The Panel understands a pedestrian overpass is not feasible because the centre is constructed with the northern portion of the building to be back of house facilities.

The concept plan provides an east – west pedestrian internal plaza for the centre. The Panel considers the western portion of the site could be further activated with cafes and gathering spaces. The eastern part of the site is to provide a sense of public place with an upgraded bus interchange area and further activation should be considered also.

The issue of the south-east corner tower element of the proposed commercial building and the solar access for the 5 dwellings on the corner of Wentworth Ave was discussed at length. The Panel is of the view this requires careful consideration, at the development application stage, however, is satisfied the Planning Proposal can proceed to Gateway. It is noted the applicant provided additional information to the Panel on this issue and this needs to be formalized. The Panel considers this corner has the benefit of a wide intersection and is appropriate for a gateway commercial building.

Panel Recommendation to Council

- 1 The Bayside Local Planning Panel recommend to Council that pursuant to section 3.34 of the EPAA, the draft Planning Proposal for 152 Bunnerong Road, Eastgardens be submitted to the DPIE for a Gateway Determination subject to:
 - a The draft DCP being updated to include further details and controls in relation to:
 - landscape strategy with the provision of canopy trees;
 - public domain interfaces and active street frontages;
 - car park screening;
 - maximum building length, maximum footprint area, building depths and articulation;

- pedestrian connections;
- building separation;
- building height strategy; and
- primary and secondary building setbacks.

b Further refinement of the built form to ensure reasonable solar access is provided to dwellings located on the southern side of Wentworth Avenue.

- 2 If the DPIE issue a Gateway Determination that permits exhibition of the proposal, a post-exhibition report be prepared for consideration by the Bayside Local Planning Panel before making any further recommendations to Council.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lindsey Dey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber O'Connell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for the Panel's Recommendation

The Panel considers the site has both strategic and site specific merits and intensification of uses on the site and commercial office space for employment is consistent with the Metropolitan, District and Local strategies and plans for the area. Furthermore, the increase in FSR and height on the subject site provides the opportunity to incorporate sustainability measures in the DCP /concept plan.

6 Reports – Development Applications

Nil

The Chairperson closed the meeting at 8.30 pm.

Certified as true and correct.

Jan Murrell
Chairperson