

MEETING DETAILS

MEETING DATE / TIME	Tuesday 20 December 2016
LOCATION	Christie Conference Centre, 3 Spring Street Sydney Plus teleconference

BRIEFING MATTER(S)

2016SYE107 – Bayside – DA2015/216/02

1-5 Kent Road, Mascot

Section 96(2) Modification Application to modify Development Consent No. DA-15(216) as follows:

- altering the podium levels of Building C by deleting and reconfiguring the units in order to provide additional car parking spaces in conjunction with the adjoining site to the north, provide an expanded void over the loading dock and accommodate expanded waste facilities;
- reconfiguration of car parking spaces within the podium levels of Buildings A and B in conjunction with a shared car parking arrangement with the adjoining site to the north;
- extend buildings Building B and C northwards to align with the setback levels below, resulting in the addition of 2 units on each level (total of 10),
- construction of a fence along the southern boundary of the north-south park, and
- addition of a vertical car park mechanical ventilation exhaust at the podium level of Building B.

2016SYE082 – Bayside – DA16(117)

671-683 Gardeners Road, Mascot

Integrated Development for the construction of two residential flat buildings incorporating two x 4 storey podiums, 2 x 14 storey towers containing a total of 239 residential units, a retail tenancy, a childcare centre, private recreation facilities, at-grade and above ground 'sleeved' podium parking for 364 cars and 24,625sqm of gross floor area; construction of a new north-south private publically accessible open space link; associated excavation, earthworks and landscaping.

ATTENDEES

PANEL MEMBERS	Maria Atkinson ((Chair) by phone), John Roseth, Sue Francis, Meredith Wallace (by phone), Stuart Dutton (by phone)
COUNCIL ASSESSMENT STAFF	Amy Groher, Chris Mackey
OTHER	Kim Holt and Stuart Withington, Planning Panels Secretariat Alexis Fisher, Walter Gordon, Kevin on behalf of the applicant

KEY ISSUES DISCUSSED

- The two sites and the consolidation of the site. The applicant gave the history of the development noting one site was purchased 6 months after the other with a long settlement period due to the current operations of the site. The settlement date is March 2017 and this has resulted in two DA's being submitted.
- A condition to include consolidation of the two sites prior to occupation is agreeable to the Applicant.
- Excess FSR for the two buildings.
- Car parking exceeds the ADG across the two sites.
- Balconies not complying. The Applicant advised that there had been errors in plans submitted to Council and they have been recently updated to include main balcony that can accommodate a table and 4 chairs, and bedroom balcony with areas that meet minimum requirements of the ADG. Drawings and details to be resubmitted.
- Open space to have a detailed design in order to assess how the design invites public access and also addresses the privacy and security of the ground floor apartments. The Applicant to give consideration towards this balance in a detailed design to be resubmitted.
- Council to provide a supplementary report and then a public determination meeting.

TENTATIVE PANEL MEETING DATE: 19 January 2017, Report due no later than 9 Jan 2017. If report not received meeting cannot proceed until 16 February 2017.