

BRIEFING DETAILS

BRIEFING/DATE/TIME	Thursday, 5 May 2022 10.00am to 10:30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSEC-108 – Bayside DA-2020/391

588-592 Princes Highway, Rockdale

Demolition of existing buildings and construction of part 10 and part 13 storey mixed use building comprising 129 residential units, ground floor commercial tenancies, basement parking and Planning Agreement for dedication of the local road widening

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair) Chris Wilson Jan Murrell
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Michael Nagi Ed McDougall

OTHER ATTENDEES

COUNCIL STAFF	Fiona Prodromou Chris Mackey
APOLOGIES	Louis Melim and Chris Mackey
OTHER	Alexandra Hafner, Suzie Jattan, Cameron Brooks – Panel Secretariat

KEY ISSUES DISCUSSED:

Council

- Background on design competition, planning history and site location.
- Subject to road reservation to widen Lister Avenue.
- GFA to be relocated to the top of the building, resulting in height variation. Council noted road dedication (via VPA) as a public benefit and height generally consistent with surrounding development.
- RMS rates for parking apply.
- Landscaping and deep soil improvements since original DA.
- Previously considered by Design Excellence Panel, generally supportive subject to amendments. Council expecting amended package 06/05/22.
- Residual soil contamination possible. Council will provide the Planning Panels Secretariat with update.

Panel

- The Panel notes the applicant is yet to submit a land contamination report to demonstrate the land is or can be made 'fit for use'. In the absence of such a report approval cannot be granted for the development.