

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 17 June 2021, 4.15pm and 5pm
<b>LOCATION</b>	videoconference

## BRIEFING MATTER(S)

PPSSEC-114 – Bayside – DA02021/1 – 128 Bunnerong Rd, Eastgardens – BATA Stage II - Lot E - Construction of a mixed use development comprising two residential flat buildings of up to 16 and 17 storeys in height containing 383 residential units, communal recreational facilities, ground floor residential and retail and basement parking; Publicly accessible through site pedestrian link; and, Construction and embellishment of two private roads.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Roberta Ryan, Sue Francis, Michael Sheils, Paul Pappas
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Fiona Prodromou, Peter Barber, Christopher Mackey Bayside Design Excellence Panel - Paul Walter, Jim Koopman, Matthias Hollenstein, Dean Boone
<b>OTHER</b>	Stuart Withington, Brianna Cheeseman – Planning Panels Secretariat

## KEY ISSUES DISCUSSED

- Overview of application
- Calculation of Site Area, FSR, Communal Open Space & Deep Soil
- Inconsistency with Concept Plan Conditions
- ADG issues
  - Public Domain Interface
  - Visual Privacy and Building Separation
  - Design Excellence
- VPA remains in draft

## SUBMISSIONS

- 6 submissions received; unique issues raised include:
  - Excessive bulk and scale
  - Tower elements of Lot E
  - Gross Floor Area
  - Building envelopes
  - Unit mix
  - Traffic and car parking issues
  - Noise generation
  - Overshadowing
  - Adverse pedestrian safety issues
  - Tree planting choices

## ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: TBC

## Planning Panels Secretariat