

Record of Kick-Off Briefing Meeting Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-154 – Bayside - DA-2021/450 - 210 O'Riordan Street, Mascot
APPLICANT / OWNER	Lauren Manias / Isak Investments Pty Limited
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	State Environmental Planning Policy No. 64 – Advertising and Signage State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land Bayside Local Environmental Plan 2021
CIV	\$46,605,463.00 (excluding GST)
MEETING DATE	22 October 2021

ATTENDEES

APPLICANT	Ian Cady Lauren Manias Michael Viskovich, Alexander Rodakis Karl Weaver Shalom Choong Jason Shepherd Ben Pomroy
PANEL	Carl Scully (Chair), Jan Murrell (State member)
COUNCIL	Angela Lazaridis Ben Latta, Nitin Thomas Luis Melim
CASE MANAGER	Alexandra Hafner and Stuart Withington

ISSUES DISCUSSED

- Introductions.
- Applicant summary:
 - JV between Boston Global and Atlas Pickering.
 - Approval history:
 - DA-2008/132 granted 2009 for a 12-level commercial office building, consent activated by physical commencement and remains in force, FSR of 7.28:1.
 - DA-2012/230 refused by LEC in 2014, sought FSR of 6.6:1 which was supported by Commissioner.
 - Site currently occupied by two detached dwellings, commercial carpark with general advertising sign and with temporary COVID-19 vaccination centre.
 - Proposal guided by two railway lines. Aviation height limit due to proximity to Sydney Airport, remains compliant with Bayside LEP 2021 height provisions of 44m. Setback non-compliances to accommodate future RMS road widening. Parking non-compliance due to proximity to public transport services and Sydney Airport. Vehicular access north/south arrangement.
 - Conservative FSR calculations 4.1:1 post road widening, application will be accompanied by a clause 4.6 submission.
 - Acoustic report includes recommendations for materials and façade treatment to ensure acoustic quality.
 - Building Services Concept has not been submitted as part of DA package.
- Council summary:
 - Increase in GFA and FSR from pre-DA meeting. Site is constrained (rail corridors, contamination, groundwater)
 - Council supports aboveground parking, precedence with setbacks acknowledged along O’Riordan Street although hold concerns along eastern elevation due to windows directly overlooking adjoining sites. Council recommends an increase to propose setback to maintain privacy to comply with DCP, BCA, etc.
 - FSR fails to comply, although recent approvals with maximum 4.35:1.
 - Referred to Design Review Panel on 25 November. Applicant will attend.
- Public exhibition underway.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Building/spatial separation and setbacks along eastern boundary.
- FSR.
- Carparking calculations and allocation.
- Design parameters and future character of immediate area, gateway site to Mascot and Sydney Airport. Design Excellence to be considered.
- Sustainability of the landscaped carpark wall to be demonstrated. Size of trees to be substantial with canopy trees to be clarified if pre or post road widening.

REFERRALS

External

- TfNSW, Sydney Trains, SACL, CASA, NSW Police, Sydney Water, ARTC.

RFI SUBMISSION DATE – Council to notify the Planning Panels Secretariat within 7 days of the RFI being issued.

TENTATIVE PANEL BRIEFING DATE – 3 February 2022

TENTATIVE PANEL DETERMINATION DATE – 31 March 2022