

RSDA Kick-Off Briefing Agenda Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-159 - Bayside – DA-2021/507 - 6-12 Dalley Ave & 212 Banksia Street, Pagewood
APPLICANT / OWNER	Kristie Vaughan on behalf of Land & Housing Corporation
APPLICATION TYPE	CIV > \$5M - Crown Development
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 2, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index) BASIX 2004 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development Bayside Local Environmental Plan 2021
CIV	\$11,546,944.00 (excluding GST)
MEETING DATE	11 November 2021

ATTENDEES

APPLICANT	Kristie Vaughan, Planner, LAHC Ambrose Marquart, A/Director, Portfolio Services, LAHC Carolyn Howell, Executive Planner, LAHC Gimhanee Herath, Development Manager, LAHC Belinda McHarg, Director Projects, WMK (architect) John Andreas, Director and Principal, WMK (architect)
PANEL	Carl Scully, Chair Jan Murrell, State member
COUNCIL OFFICER	Patrick Nash, Senior Development Assessment Officer Luis Melim, Manager, Development Services Marta Gonzalez-Valdes, Coordinator, Development Services

CASE MANAGER	Alexandra Hafner and Stuart Withington
RSDA TEAM	Brianna Cheeseman

ISSUES

- Introductions
- Applicant summary
 - Seniors housing development, comprised of 33 dwellings, 16 parking spaces and ancillary development. 27 out of 33 units are adaptable units to accommodate individuals with mobility issues.
 - Sites currently occupied by 7 dwellings, 5 lots, zoned R2 Low Density Residential.
 - Major 5m fall in an easterly direction and sewer line traverses the site. Landscaped buffers to Dalley Ave and Banksia Street.
 - SH SEPP compliant path of travel to bus stop achieved via building 2 new kerb ramps on Dalley Avenue.
 - Building scale responds to surrounding semi-industrial and residential context and adjoining residential development. Direct pedestrian access to the site, basement level access via Dalley Ave. Location selected on basis of traffic movements. Orientation for Buildings A and B are aligned with orientations along Dalley Ave and Banksia Street. Pitched roof forms respond to context. Similar materials for both frontages include brickwork, metal cladding and roofing with metalwork fencing.
 - Landscaped spine traversing site correlates to sewer line.
 - Private open spaces for ground floor dwellings in addition to common open space throughout the development.
 - Parking wholly contained within basement level.
- Council summary
 - Public exhibition ends 24/11.
 - Design Review Panel (DRP) consideration to be 4 February 2022.
 - FSR and recent court case which removes requirement for Clause 4.6 submission.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- 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

- Informal PDA process with Council has informed the current detail. No DRP consideration to date. Consideration of DRP to corner of Dalley Ave and Banksia Street to reaffirm proposed design.
- Proposed FSR will be assessed against objectives, not the threshold. The Clause 4.6 test is not required based on recent court case.

REFERRALS

Internal

- Development Engineer;
- Tree Management Officer;
- Environmental Scientist;
- Landscape Architect;
- Waste;
- Address and Road Naming; and
- Design Review Panel.

External

- Ausgrid;
- Sydney Water;
- NSW Police; and
- Telstra.

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within 7 days of an RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE – 24 February 2022

TENTATIVE PANEL DETERMINATION DATE – 7 April 2022