

Record of Kick-Off Briefing SYDNEY EASTERN CITY PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-178 – BATA 2 Lot A - DA-2021/627 - Bayside Council – 128 Bunnerong and 120 Banks Avenue Eastgardens Road Eastgardens 2036
APPLICANT / OWNER	Walter Gordon / Karimbla Properties (No. 39) Pty Limited
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 2
KEY SEPP/LEP	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Bayside Local Environmental Plan 2012
CIV	\$141,999,904.00 (excluding GST)
BRIEFING DATE	10 February 2022

ATTENDEES

APPLICANT	Walter Gordon, Frank Ru, Luke Marquet, Nigel Dickson
PANEL MEMBERS	Carl Scully (Chair), Sue Francis, Chris Wilson Paul Pappas, Michael Sheils,
COUNCIL OFFICER	Fiona Prodromou, Christopher Mackey
RSD TEAM	Stuart Withington (Case Manager), Cameron Brooks, Brianna Cheeseman

ISSUES DISCUSSED

Applicant:

- History of the site
- Proposed building layout, amenity, solar access, larger format apartment sizes, height plane, massing and envelope of towers, podium modulation, access and circulation, vehicle access (via a single point), child-care centre location, floor plans.
- Noted the following possible future modifications:
 - 100% EV parking. General support from Council.
 - Will seek to change the roundabout to traffic lights.
 - Unit bedroom size to increase.

Council:

- Council noted an existing hole / trench (approx. 2-3m) in the middle of the Lot, which may affect natural ground level measurements.
- Council has asked for a running reconciliation table for a GFA.
- Podium height to be clarified as the Concept Plan had a maximum of 4 storeys but appears to be 5 storeys.

- Discussed condition 42 (c) in the Concept Plan regarding planters on side of building. Council has requested more sporadic planters be installed on the building. Applicant to consider.
- Site tree audit and protection measures requested.

Panel:

- Garage is above ground level and will need to be included GFA calculations.
- Façade appears to be 5 levels, further clarification needed.

DA LODGED: 22/12/2021

DESIGN EXCELLENCE PANEL: 22/02/2022

TENTATIVE PANEL BRIEFING DATE: 5/05/2022

TENTATIVE PANEL DETERMINATION DATE: 8/09/2022