

Record of Kick-Off Briefing Meeting SYDNEY EASTERN CITY PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-180 - DA-2021/637 – 50 and 52 Baxter Road Mascot 2020
APPLICANT / OWNER	Greg Barr / Manboom Pty Ltd
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 No.55 – Remediation of Land State Environmental Planning Policy No.64 – Advertising and Signage State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Bayside Local Environmental Plan 2021
CIV	\$84,583,327(excluding GST)
MEETING DATE	10 February 2022

ATTENDEES

APPLICANT	Stephen Kerr, Greg Barr, Oliver Page
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell
COUNCIL OFFICER	Fiona Prodromou, Christopher Mackey
RSDA TEAM	Stuart Withington (Case Manager), Cameron Brooks Brianna Cheeseman

ISSUES DISCUSSED

Applicant:

- History of the site
- Zoning, height limit (breach relates to the plant rooms), setbacks (generally compliant), parking, flooding (1.5m flooding at boundary, proposing to double existing easement and stormwater infrastructure), shadowing, and vehicle access.
- Requested removal of existing traffic calming infrastructure on Baxter Road.

Council:

- Revised flood report to be provided and additional contamination report to confirm site suitability
- Noted the proposed height breach is minor and consistent with surrounding development.
- Discussed proposed vehicle access at eastern end of the site, noted potential for conflicts between proposed vehicle access and existing neighbouring vehicle access and existing traffic calming infrastructure.

Panel:

- Queried the signage treatment and the landscaping adjacent to the rail line. Applicant confirmed landscaping would be included.
- Requested consistent Design Review Panel membership.
- Traffic committee advice to be provided on traffic calming and vehicle access
- Details of building material, urban design contribution etc requested.

DA LODGED: 25/01/2022

DESIGN REVIEW PANEL: 7/04/2022

TENTATIVE PANEL BRIEFING DATE: 23/06/2022

TENTATIVE PANEL DETERMINATION DATE: 6/10/2022