

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

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| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSSEC-187 – Bayside – DA-2022/46 427-429 Princes Highway, Rockdale  |
| <b>APPLICANT / OWNER</b>                        | Matthew Holt, Urbis on behalf of CITY WEST HOUSING PTY LIMITED   |
| <b>APPLICATION TYPE</b>                         | CIV > \$5M - Private infrastructure and community facilities   |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 5   |
| <b>KEY SEPP/LEP</b>                             | State Environmental Planning Policy (State & Regional Development) 2011<br>State Environmental Planning Policy (Infrastructure) 2007<br>State Environmental Planning Policy No.55 – Remediation of Land;<br>State Environmental Planning Policy (Vegetation in non-Rural Areas) 2017;<br>State Environmental Planning Policy (Building Sustainability Index: BASIX);<br>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development;<br>State Environmental Planning Policy (Housing) 2021;<br>Bayside Local Environmental Plan 2021 |
| <b>CIV</b>                                      | \$29,526,500.00  |
| <b>BRIEFING DATE</b>                            | 24 March 2022  |

### ATTENDEES

|                        |   |
|------------------------|---|
| <b>APPLICANT</b>       | Greig Martin, Lee Collard, Jim Koopman, Matthew Holt, Priscilla Tran, Clare Brown |
| <b>PANEL CHAIR</b>     | Carl Scully, Jan Murrell  |
| <b>COUNCIL OFFICER</b> | Fiona Prodromou, Luis Melim, Christopher Mackey                                   |
| <b>APOLOGIES</b>       | Stuart Withington   |
| <b>RSDA TEAM</b>       | Cameron Brooks, Brianna Cheeseman   |

**DA LODGED:** 16 February 2022

**TENTATIVE PANEL BRIEFING DATE:** 16 June 2022

**TENTATIVE PANEL DETERMINATION DATE:** 27 October 2022

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### **Applicant Summary**

- Introduction to the development
- Car park entrance and loading dock will be located off main road via Waines Crescent.
- Height non-compliance.
- ADG separation non-compliance.
- Reduced basement parking due to high water table. Car Sharing proposed to mitigate impact.
- EV charging to be included.

### **Council Summary**

- Confirmed podium is set back from main tower.
- Council still waiting on referrals.
- Proposed height variance is beyond bonus height limit. Applicant to demonstrate public benefit.
- Further details required on where the through site links leads to.
- Further discussion with applicant and Council regarding Sydney Train easement requirements.
- Parking shortfall with 16 parking spaces provided (52 parking spaces required using the reduced parking rate). Council traffic engineer comments have yet to be received.
- Further discussion required regarding the activation / passive surveillance of Waines Crescent.
- Applicant and Council to discuss impact of draft planning proposal for Rockdale town centre.

### **Panel Summary**

- Panel will rely on Design Excellence Panel comments.
- Further information on the feasibility impact of the water table/basement to justify parking shortfall.
- Noted the site proximately to train station but further justification for parking shortfall required.
- Further details on the typical tenant with regards to car ownership/parking needs.
- Noted Bayside doesn't have a car share policy.
- On street hydrant to be hidden.