

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 1 December 2022, 1.30pm
<b>LOCATION</b>	MS Teams

#### BRIEFING MATTER

##### **Sydney Eastern City Planning Panel - PPSSEC-187 – Bayside – DA-2022/46 427-429 Princes Highway**

Integrated Development- Demolition of existing structures, site and remediation works, removal of two trees and construction of an eleven (11) storey mixed use development comprising two commercial tenancies, basement car parking, eighty-five (85) residential units, comprising of 80% affordable units and 20% rented at market rate

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Jan Murrell, Donna Rygate, Michael Sheils
<b>APOLOGIES</b>	Michael Nagi
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Fiona Prodromou, Christopher Mackey, Luis Melim, Christopher Thompson
<b>APPLICANT</b>	Greig Martin – City West Housing Sophy Purton, Matthew Holt – Urbis Lee Collard – AJ+C Architects

#### KEY ISSUES DISCUSSED

- Federal authority approval re height obstacle limitation remains outstanding. Deferred commencement not possible. Urbis met with authorities Thursday 1 December and discussion resolved can proceed with construction. Advice and approval forthcoming.
- Car parking allocation for commercial and residential component, number (deficient 27 spaces in total) and reconfiguration– applicant does not support Council’s request. Council’s intention is to provide as many spaces as possible to the affordable housing component of the development (deficient 22 spaces out of the total 27).
- Applicants’ intention is to open a satellite office within the proposed commercial space with further expansion into Bayside.
- Contributions.
- Applicant seeks an amendment to the s7.11 contributions based on commercial car parking levies and only calculate contributions on market units, equating to approximately \$7,000/market units. Further

consideration and justification required by the Applicant with a feasibility analysis and impact upon social services, noting Council is bound by its Contributions Plan with fixed limits.

- Design and face brickwork – whilst intention is to offer longevity and texture, the Panel hold concerns re colour of brickwork.
- Canopy trees within setback to be an appropriate species.
- DRP recommendation that podium includes landscaping, however not provided in final set of architectural plans. Concerns relayed regarding maintenance and cost however Council will seek to impose conditions regarding planting to soften the façade, should consent be granted. The Panel will reconsider the matter further.
- Applicant is seeking conditions of consent which allow for staged construction. Applicant will discuss further with Council.
- Applicant will be responding to the above matters before Council can provide the SECPP with a Supplementary Assessment Report prior to determination.

**TENTATIVE DETERMINATION DATE SCHEDULED PRIOR TO END OF DECEMBER 2022.**