

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-190 – Bayside – MDA-2022/31 2 Bourke Street, Mascot
APPLICANT / OWNER	David Royal S.N.S. Pty Ltd
APPLICATION TYPE	S4.56 Modification Application
REGIONALLY SIGNIFICANT CRITERIA	Environmental Planning and Assessment Act, 1979, Section 4.56
KEY SEPP/LEP	State Environmental Planning Policy (Building Sustainability Index: BASIX) (BASIX SEPP) 2004 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) State Environmental Planning Policy No. 65–Design Quality of Residential Apartment Development (SEPP 65) Bayside Local Environmental Plan (BLEP) 2021
CIV	\$49,272,391.00
BRIEFING DATE	24 March 2022

ATTENDEES

APPLICANT	Claire Waddington, Jim Koopman
PANEL CHAIR	Carl Scully, Jan Murrell
COUNCIL OFFICER	Andrew Ison, Luis Melim, Christopher Mackey
APOLOGIES	Stuart Withington and Stuart Gordon
RSDA TEAM	Cameron Brooks, Brianna Cheeseman

DA LODGED: 02 March 2022

TENTATIVE PANEL BRIEFING DATE: 30 June 2022

TENTATIVE PANEL DETERMINATION DATE: 10 November 2022

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Applicant Summary

- Basement reduced to 1 level due to water table issues and nearby airport tunnel construction.
- Confirmed part natural and part mechanical ventilation for car park.
- Increased height to 53.5m (lift overrun), increased FSR and GFA.
- Key DRP issues:
 - Height, scale and articulation of podium.
 - Tower setbacks.
 - Increased FSR and GFA.
- DRP to review amended development.

Council Summary

- Summary of DA and appeal history. Noted consent lapse date was extended to December 2023 due to Covid.
- Confirmed modification needs to be determined and commenced before DA lapses
- Yet to receive internal and external referrals. Halfway through exhibition, no submissions received so far.
- Key concerns are GFA and building height.
- DRP meeting on the 5th May, applicant to attend.

Panel Summary

- Noted visual impact of above ground parking on streetscape.
- Further justify of additional GFA required.
- Applicant to investigate build to rent or affordable housing.