

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 29 March 2023 – 3.35pm – 4.57pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSEC-190 – Bayside – MDA-2022/31, 2 Bourke Street, Mascot, Modification to DA-2015/10022 to relocate parking from basement 2 to Level 1 of the podium form (deleting basement Level 2), subsequent redistribution of floor space and reconfiguration of each level of the building; increase in the number of apartments from 117 to 118; increase communal open space and associated reconfiguration of floor plates and building envelope.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully - Chair Amelia Thorpe Alice Spizzo
APOLOGIES	Michael Nagi and Ed McDougall
DECLARATIONS OF INTEREST	Nil

COUNCIL STAFF	Andrew Ison, Luis Melim, Pascal Van de Walle
APPLICANT	Stuart Gordon, David Royal, Jim Koopman, Karina Turvy
DPE PANEL SECRETARIAT	Carolyn Hunt and Suzie Jattan

KEY ISSUES DISCUSSED

Council briefing

- Background to modification application outlined – original application refused in 2015, with Land and Environment Court approval issued in 2016 as 11-storey mixed use development (basement parking, commercial development, and residential units)
- Expiration of activation of consent extended until 20 December 2023, due to savings provisions in legislation
- Road works have been undertaken in adjoining streets/intersections
- Existing Sydney trains tunnel to airport located in zone of influence – concurrence outstanding
- Modification proposal outlined, noting relocation of one level of parking from basement, increase in height variation of 2.5m (primarily for lift over run and roof top terrace) and 50 build to rent units identified with reduced car parking provided

- Level 1 car parking incorporating concrete walls, being consistent with balcony design above – DRP satisfied
- Amended plans received on 23/03/23 are subject to detailed assessment by Council
- Council not supportive of upper-level signage on the building
- Proposed amendments to the building code to be considered as applicable at the construction certificate stage

Applicant Briefing

- Outline of the proposal provided and progress to date
- Response to Sydney Trains RFI provided and awaiting concurrence
- Articulated detailing in podium – façade activation, operable louvred screens, with street trees and footpath awning included
- Car parking calculation/justification outlined, noting the design to enable future re-use to commercial development

Panel comments

- EV charging points required in the car parking area
- Car parking to be assessed, with consideration to be given to excess parking and whether it is to be included in GFA calculation

DETERMINATION MEETING DATE: 23 May 2023

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels