

BRIEFING DETAILS

BRIEFING DATE / TIME	27 February 2020, 1.05pm and 2.30pm
LOCATION	Bayside Council, Rockdale Office, 444-446 Princes Highway Rockdale

BRIEFING MATTER(S)

PPSSEC-21 – Bayside – DA-2019/386 - 128 Bunnerong Road & 120 Banks Avenue, Eastgardens
BATA 2 - Integrated Development and Staged Concept Development - land subdivision; building envelopes / height / setbacks for 13 buildings of between 2 and 20 storeys to accommodate a variety of residential dwellings and a minimum of 5,000m² of non-residential land uses including child care centres, serviced apartments, supermarket and other commercial uses; landscaping and public domain works; proposed road layout; basement and podium level car parking; and car parking rates; resulting in a total floor space ratio of 2.35:1

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Sue Francis, Noni Ruker
APOLOGIES	Roberta Ryan, Ed McDougall
DECLARATIONS OF INTEREST	<p>Jan Murrell declared a conflict of interest as the Planning Proposal came to the local panel Jan was a member of, for advice to Council prior to the rezoning. Accordingly, Jan did not participate in the panel for the briefing.</p> <p>Michael Nagi declared a conflict of interest as he participated in a Council meeting where the Planning Proposal was voted on. Michael did not participate in the panel for this matter</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Fiona Prodromou, Luis Melim, Chris Mackey, Ben Latta, Angela Lazaridis
OTHER	<p>Matthew Lennartz, Neil O'Connell and Nick Hadsi (SJB) – on behalf of Meriton (Applicant)</p> <p>Brianna Cheeseman – Planning Panels Secretariat</p>

KEY ISSUES DISCUSSED

Applicant Addressed

- Proposed reduction in minimum non-residential use in response to an adjacent PP for Westfield and the need for justification for potential non-compliance with minimum requirements
- Transport NSW request for a reduction in parking; applicant's proposal for reduced car parking ratios that are outside the DCP

- Applicant request to progress DAs associated with roadworks prior to finalisation of Concept DA approval
- Issues raised regarding location of tower and view lines through site and to public open space
- Possible location of car parking above ground and reduction in provision of spaces lower than DCP requirements
- Possible introduction of car share to compensate for any lowering of parking provision

Council Addressed

- S7.4 – Planning Agreements
- Need for clarification of functionality and intended uses of open space
- Impacts of proposed changes on view corridors and solar access
- Need for clarification of functionality of non-residential retail space
- Traffic generating development – RMS response pending
- SEPP 55 – Remediation of Land
- Botany Bay LEP 2013 issues
- Botany Bay DCP 2013 issues
- Due to the scale and nature of the development, the Panel note the need for another briefing prior to finalisation of Assessment report.

TENTATIVE PANEL MEETING DATE: N/A

Planning Panels Secretariat

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