

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 7 September 2020, 12pm and 2.30pm Site inspection conducted prior to the briefing
<b>LOCATION</b>	Bayside Council, 444 Princes Highway, Rockdale

**BRIEFING MATTER(S)**

PPSSEC-21 – Bayside – 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 5,000m<sup>2</sup> 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**

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Sue Francis, Michael Sheils, Paul Pappas
<b>APOLOGIES</b>	Roberta Ryan
<b>DECLARATIONS OF INTEREST</b>	Ed McDougall, Michael Nagi declared a conflict of interest and did not participate as they have considered the matter previously in their roles at Council. Jan Murrell declared a conflict and did not participate as she has considered the matter previously in her role as Chair of the Bayside Local Planning Panel.  Sue Francis declared she was on the Panel for the consideration of the Planning Proposal of BATA 1. The Panel Chair, Applicant and Council all agreed Sue would remain on the Panel for the BATA 2 site despite her prior involvement in the BATA 1 Planning Proposal due to her experience with Concept proposals, which would assist in the deliberations on this matter.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Fiona Prodromou, Luis Melim, Angela Lazaridis, Paul Walter (Consultant, Atlas Urban)
<b>OTHER</b>	On behalf of the applicant: Walter Gordon, Cameron Greatbatch, Nick Hatzi, Frank Ru, David Hoy  Brianna Cheeseman – Planning Panels Secretariat

**KEY ISSUES DISCUSSED**
**Planning Panels Secretariat**

- Sue Francis COI declared and discussed. All parties agreed Sue would remain on the Panel with her experience assisting the Panel in the case.
- Staging sequencing particularly in relation to the early delivery of substantive public open space to be clarified
- Construction sequencing
- Discussion of GFA tolerances sought & distribution of GFA across the entire site
- Issues relating to the proposed reduction of non-residential GFA from 5,000sq/m to 3,500sq/m across the site
- Urban Design issues – concerns relating to Village Heart open space and lack of detail to describe activation and resolution of issues; location of carparks into buildings; indication of special places in the precinct
- Integration of the site with surrounding context / neighbourhood
- Sustainability – percentage allowances for electric charging stations transport, mobility transition plan, metric performance standards, drawn from BATA 1; adaptability of buildings and precinct, inclusion of solar panels for communal areas of developments

**TENTATIVE PANEL MEETING DATE:** 8 December 2020