

**Record of Briefing
Sydney Eastern City Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-245 – DA-2022/357 - Bayside - 1-3 Ricketty Street, Mascot
APPLICANT / OWNER	Applicant – Mr Edward Shaw - The Trustee for The Canal Aviv Trust Owner – Canal Aviv Pty Limited
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Bayside Local Environmental Plan 2021
CIV	\$45,260,000.00
BRIEFING DATE	14 March 2023

ATTENDEES

APPLICANT	Mr Edward Shaw, Jeff Mead, Nitzan Ronen, Peter Mystriotis, Grand Cheng, Mark Simpson, Tasman Shen, Louisa Macleod, Ted Yu
PANEL	Carl Scully, Amelia Thorpe, Alice Spizzo
COUNCIL OFFICERS	Andrew Ison, Pascal Van de Walle, Marta Gonzales-Valdes
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Suzie Jattan and Lillian Charlesworth

DA LODGED: 1 December 2022

COUNCIL ISSUES RAISED

- New application, not a modification. Improved design. One office building and one storage building.
- Clause 4.6 matter re height due to lift overrun and raised FFL due to flood affectation.
- Lack of activation to both canal and street (partly caused by at grade parking)
- Design excellence is key issue.
- Part of site lies within City of Sydney where demolition and landscaping will occur. City of Sydney has advised they want to see a demolition application.
- Transport for NSW has provided conditions but no concurrence. Sydney Water referral is required.
- DCP contains controls for DA's adjoining the canal to achieve activation and a suitable relationship.
- Ground floor activation to both canal and street frontage needs to address DCP objectives. Lot of solid wall at ground level.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Design is an issue along the canal. Bulk and scale and activation need to be addressed to satisfaction of Design Review Panel.
- Panel can approve the DA ahead of City of Sydney but may need a condition of consent requiring that commencement can't occur without City of Sydney consent or a Complying Development Certificate for demolition.
- Suggest that DA returns to Design Review Panel and the Panel meets with the applicant on site
- Clause 4.6 matter may not be satisfactory. Need to justify why it's needed.

APPLICANT DISCUSSION

- Overview of DA provided
- Revising design based on Design Review Panel feedback e.g., wider boardwalk, more connectivity and activation etc.
- Only car parking area is not activated, and council haven't seen revised plans before today
- Clause 4.6 needed for rooftop services and amenities; it doesn't create additional floorspace.
- Complying Development Certificate will likely be sought from City of Sydney versus a DA.