

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 24 August 2023, 10.00am and 10.48am
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-245 – DA-2022/357 - Bayside - 1-3 Ricketty Street, Mascot, Demolition of existing structures and construction an 8 storey self-storage facility

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Amelia Thorpe, Michael Nagi and Joe Awada
<b>APOLOGIES</b>	Alice Spizzo
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Andrew Ison, Pascal Van de Walle, Luis Melim, Edward Courtenay
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	None

## KEY ISSUES DISCUSSED

- Site location and existing site development outlined
- Part of site is located within City of Sydney Council LGA. Correspondence received from Council recommending draft conditions to maintain cycleway.
- Amended plans provided, noting the following:
  - revised staging plan provided to allow for the construction of the cycleway
  - transparency along Ricketty Street, including glazing elements on eastern and western elevations
  - development designed to enable future office space
- Design Excellence Panel meeting held on 10/08/23, to review amended plans
  - DEP requested the continuation of the glazing to the ground level
  - Stage 2 building –
    - Concern with the interaction between the 2 buildings, requesting an increase in the transition in height and separation of built form and change in materiality
    - Reconsideration of the planters in the southern and western elevation
    - Request to include a connection with country, potentially through landscaping and public art

- Plant and lift overruns exceeding height non-compliances – justification provided to support variation
  - Size and location of proposed signage – consideration to be given to relocation and integration into the building
- Council to send out a further request for further information
- Cycleway – to be all in stage 1 – part of the Council's cycleway plan
- Detailed site investigation to be undertaken in relation to potential site contamination

#### Panel Questions

- Council to confirm approval requirements for City of Sydney Council in relation to the proposed demolition
- Heritage Office referral to be sent – waiting on additional information
- Applicant encouraged to positively respond to the Design Excellence Panel comments

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 23 November 2023**