

**Record of Kick-Off Briefing
Sydney Eastern City Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-249 - MDA-2022/216, Bayside, 253 Coward Street, Mascot
APPLICANT / OWNER	Applicant – Aaron Sutherland Owner – Skylife Coward Pty Ltd
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
KEY SEPP/LEP	Bayside LEP 2021
CIV	\$1,550,000.00
BRIEFING DATE	14 March 2023

ATTENDEES

APPLICANT	Applicant – Aaron Sutherland, Richard-Francis Jones, Edward Pearse, Kim Zoljalali, Evan Papadopoulos, Peter Kazaglis
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: 19 December 2022

COUNCIL MATTERS RAISED

- Deletion of basement parking and relocated above ground is not an in-principle issue if no effect on design excellence
- Higher FSR on upper levels has a negative impact on design including removal of atrium, less articulation, less landscaping and west facing balconies
- DRP indicates modification should create an equal or better design outcome but modification considered a lower design outcome.
- Lacks sustainability in terms of potential for adaptive re-use of above ground car park to commercial. This would take the FSR beyond current standards but may be suitable in long term.
- Relationship to adjoining undeveloped site.
- Additional parking for dwellings has recently been introduced in DCP.

PANEL ISSUES RAISED

- Design Review Panel (DRP) and Panel not fully satisfied, so further meetings with DRP are needed to address multiple design issues that need to be fully addressed in final assessment report.
- Council and applicant's architects should workshop design issues.
- The matter should return to the same members on the DRP as far as possible.
- Design can't be approved in its current form.
- An external architect peer review may be needed to advise the Panel.

APPLICANT DISCUSSION

- Provided an overview of the DA
- Have received DRP feedback although not in full agreement and will provide a response to DRP comments