

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 2 August 2023, 3:00pm – 3:47pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-273 - DA-2023/106 – Bayside, 594, 596, 598, 600 Princes Highway, Rockdale - Integrated Development - Amalgamation of lots, demolition of existing structures, and construction of a ten (10) storey mixed-use building containing a childcare centre with capacity for 96 children, operating 7:00am to 6:00pm Monday to Friday and ninety-one (91) residential apartments, private roof top terraces and basement parking

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Michael Nagi, and Joe Awada
APOLOGIES	None
DECLARATIONS OF INTEREST	Joe Awada - non-pecuniary interest on the basis that family own and operate a childcare centre in the LGA

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Ison, Pascal Van de Walle, Luis Melim
DEPARTMENT STAFF	Carolyn Hunt
OTHER	None

KEY ISSUES DISCUSSED

Council briefing:

- Outline of development provided
- Previous approval outlined and original intention to lodge application as a Modification Application
- Detailed plans to be submitted illustrating the proposed development (architectural plans illustrating modifications to previous approvals)
- 4 submissions received
- Application referred to the Design Review Panel (DRP) on 02/07/2023, recommending a request for additional information. Application to be returned to DRP.
- Request for Information to be issued in next 2 weeks
- Referral to Transport of NSW – additional information requested in regard to access from Princes Highway

- Height of Building variation requested
- Communal open space provided with top level units having individual terraces
- Excess parking spaces provided – 20 additional spaces noted

Panel comments:

- Height of Building variation to be clarified
- Electric Vehicle charging cabling to be provided, with adequate substation capacity
- Childcare centre access, safety and parking, with traffic management to be outlined
- Location of childcare centre in relation to the Princes Highway – road noise and emissions
- Service location and public domain landscaping options to be identified
- DRP to consider the aesthetics of street frontage

TENTATIVE DETERMINATION DATE SCHEDULED FOR: early 2024 (date to be confirmed with Council)

Planning Panels Secretariat

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