

## BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 27 February 2024, 1:33pm – 3.13pm
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, Michael Sheils and Joe Awada
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Ison, Pascal Van de Walle and Luis Melim
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
APPLICANT REPRESENTATIVES	Sonya Constantinou, Brendon Clendenning and Rachid Andary

## KEY ISSUES DISCUSSED

## Council briefing – 1.33pm-2.15pm

- Site location and context
- Development application history – previous residential development in 2020
- Proposal outlined – 91 residential units
- DRP – July – excessive amount of glazing on western façade on bottom levels, communal open space relocation to level 3 – amenity issues, covered area, increase in ceiling heights, counter lever roof, materiality
- Outstanding request for Information (RFI) issued in October 2023:
  - Amendments to western façade to reduce amount of glazing
  - Driveway clearance for medium rigid vehicle to enable Council's waste collection vehicle
  - Re-design of communal open space (level 3)
  - Princes Highway 'green gateway' setback impacted by services and increased driveway width
  - Childcare centre access, safety, parking and design
- Increase in height noted to accommodate requested floor to floor ceiling heights and vehicle access

## Planning Panels Secretariat

**Applicant briefing – 2.15-3.13pm**

- Outstanding issues unable to be resolved with Council
- Previous approval outlined and background to current application (not a modification application)
- Floor to floor ceiling height
- Access for waste vehicles and height of driveway

**Panel Comments**

- Childcare centre access and safety – option to relocate
- Council and applicant to resolve height of ceilings compliance issue, noting previous approval variation and amended Cl.4.6 request – meeting within 2 weeks
- New RFI to be sent a week after meeting
- Response to RFI to be provided within 5 weeks (end of April)
- DRP meeting to be held in mid-May (minutes to be sent within 2 weeks)

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 20 June 2024

**Planning Panels Secretariat**

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