

## BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 9 April 2024, 9.35am and 10.05am
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-301 – Bayside – DA-2023/345 – 125, 127 & 131 Baxter Road, Mascot – Integrated Development - Tree removal, demolition of existing structures and construction of an eleven (11) storey building comprising tourist and visitor accommodation, one (1) level of basement car parking, two (2) levels of above ground car parking, food and drink premises at ground floor and Level 11, associated landscaping and business identification signage

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo and Joe Awada
APOLOGIES	Michael Nagi
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Fiona Prodromou, Luis Melim, Marta Gonzalez-Valdes
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

## KEY ISSUES DISCUSSED

- Location and surrounding development context provided
- Site constraints noted, including location of existing sewer running across the rear of the site and obstacle height limitation
- Proposal outlined, including variation to floor space ratio (856.5 m<sup>2</sup> surplus GFA – 25.9% variation)
- Request for Information sent:
  - Site connectivity and interface with western neighbour – access and substation
  - Reports to be updated as current proposal
  - Revised sustainability report for current proposed design required to demonstrate compliance with SEPP
  - Site suitability in regard to contamination to be provided, noting proposed basement level
  - Lack of signage information – Baxter Road elevation
  - Site located near freight rail line, noting duplication of lines and proposed future increase in rail use – acoustic report to be updated
  - Acid Sulphate Soils Management Plan required and further assessment

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- Design excellence – not currently supported, with re-referral to DRP required
  - Bulky built form
  - Merge vehicle access/services
  - Continuation of landscaping
  - Avoid cantilever of upper levels
  - Continuous landscaped setbacks
  - Sustainability initiatives to be beyond minimal
  - Loss of street tree not supported
  - Improve interface on western site
  - Introduce natural light/ventilation to communal corridors
  - Refinement of top floor and architectural quality
- External Referrals
  - Water NSW – further information requested – integrated development
  - Sydney Airport – further information requested
  - Australian Rail Track Corporation – request for acoustic amelioration
  - Jemena
  - Sydney Airport Corporation Ltd
  - Ausgrid
  - Sydney Water
  - Australian Pipeline Authority
- Internal Referrals
  - Design Excellence Panel – amended plans required
  - Development Engineering – amended plans required
  - Landscape – amended plans required
  - Health – detailed plans required
  - Waste
  - Development Contributions
  - Environmental Scientist – detailed site investigation required

#### **Panel Questions**

- Operation of proposed car lift and potential for traffic congestion
- Recommend Council meeting with applicant prior to lodgement of add info

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** Early September 2024

#### **Planning Panels Secretariat**

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