

Record of Preliminary Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-302 – Bayside – DA-2023/361 – 75-79, 81 & 83-85 Railway Street, Rockdale
APPLICANT OWNER	Anthony Habouk Zoe Holdings Rockdale Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development Bayside Local Environmental Plan 2021
CIV	\$57,342,776.15 (excluding GST)
BRIEFING DATE	6 February 2024

ATTENDEES

APPLICANT	Anthony Habouk, Alex Harb, Oliver Guan and Alan Powell
PANEL CHAIR	Carl Scully
COUNCIL OFFICER	Marta Gonzalex-Valdes, Pascal Van de Walle and Haven Barr
CASE MANAGER	Carolyn Hunt
DEPARTMENT STAFF	Lisa Ellis

- Introduction
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
 - The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.

- Applicant introduction of proposal
 - Location, site and urban context, noting adjoining development
 - Rezoning proposal to include Voluntary Planning Agreement to provide connection within public domain (extension of Hesten Lane and street paving) as a shared zone – access and public parking
 - Proposal outlined – 9 storeys, 140 units (mixed bedrooms), commercial/retail level (use yet to be confirmed), basement parking
 - Heritage façade to remain
 - Building design to consider existing adjoining development (Rockdale Town Centre and The Guild Theatre)
 - Design Review Panel – reviewed preliminary plans (prior to lodgement), with Panel yet to review application
 - Length of building incorporating green walls
 - Cl.4.6 Variation – height of buildings (partial height limitation of 22m, proposing 28m)
- Council summary
 - Surrounding sites with heritage items, but no heritage item on the site, with proposal to keep existing facade
 - Clarification of proposal – kiosk and significant street trees
 - Design Review Panel meeting scheduled for 07/03/24

KEY ISSUES FOR CONSIDERATION

- Capacity for EV charging points within car parking
- Fire boosters to be screened on street

REFERRAL REQUIRED

- To be confirmed

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition to conclude on 19/02/2024

DA LODGED: 09/01/2024

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – May 2024

TENTATIVE PANEL DETERMINATION DATE – October 2024