

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 2 May 2024, 1.32pm and 2.20pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-302 – Bayside – DA-2023/361 – 75, 81 & 83-85 Railway Street, Rockdale – Retention of existing heritage facade of building at Nos. 83-85 Railway Street, demolition of all other structures, construction of a 9-storey mixed-use development comprising of ground floor commercial, 140 residential units, basement parking, associated landscaping and Voluntary Planning Agreement (VPA) for public domain works

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 and Marta Gonzalez-Valdes
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context provided, noting location of heritage items and other surrounding development
- Planning control noted as:
 - zoning – E1 Local Centre
 - height of building controls – 28m (83-85 Railway St) and 22m (75-81 Railway St) height controls on the site
 - variation proposed – 32.17m (11.3% variation – 75-81 Railway St) and 28.39m proposed (29% variation 83-85 Railway St)
 - no floor space ratio control for the site
 - acid sulphate soils
 - design excellence
 - probable maximum flood
 - ANEF
- Proposal outlined, noting demolition of existing buildings and construction of mixed use development
- Building setback controls in development control plan and Apartment Design Guidelines applies
- Voluntary Planning Agreement (VPA) existing over part of the site

Planning Panels Secretariat

- Submitted plans illustrate additional new public laneway that does not form part of the VPA
- Design Review Panel (DRP) meeting held in December 2022 – pre-DA lodged and request for Design Review Panel comments
- Additional Information sent, with application to be re-referred to the DRP
- External Referrals
 - Sydney Airport Corporation Ltd and Water NSW – unresolved
 - Sydney Trains, Ausgrid, Sydney Water – resolved
- Internal Referrals –
 - Environmental Scientist, Development Engineer, Building, Landscape – unresolved
 - Waste and Heritage - resolved
- Site contamination to be investigated
- Lack of deep soil provided, noting roof-top landscaped area
- Onsite stormwater detention tank, noting location in the laneway with preference to be relocated to on-site
- Submissions – 22 received
- Loading/unloading bay – to be amended to accommodate a heavy rigid vehicle
- EV charging provisions for all residential units
- Private/on-site waste collection

Panel Comments:

- Request for Council to meet with the applicant prior to lodgement of RFI information
- Further briefing may be required – 15 August 2024
- Council to consider if roof-top landscaped area is adequate, noting lack of deep soil area
- Request for clarity of future use of XX area

TENTATIVE DETERMINATION DATE SCHEDULED FOR: late 2024 - to be confirmed with Council