

## BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 10 October 2024, 9.05am and 10.30am
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) and Alice Spizzo
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Fiona Prodromou, Marta Gonzalez-Valdes and Felicity Eberhart
APPLICANT REPRESENTATIVES	Anthony Betros, Conrad Johnston, Anthony Habkhouk, Alex Harb, Oliver Guan
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis

## KEY ISSUES DISCUSSED

## Council briefing – 9.05am – 9.39am

- Site location and context provided, noting surrounding development
- Proposed development outlined – 9 storey mixed use development
- Variation to building height proposed, with justification provided (noting that Council is not satisfied with justification provided)
- Draft Planning Agreement submitted in relation to pedestrian linkage
- Design Review Panel (DRP) concluded that the proposal did not achieve design excellence
- Council concerns relate to bulk/scale, height, interface to heritage building, design excellence and ADG compliance
- Comparison with Transport Orientated Development SEPP criteria

## Applicant briefing – 9.47am – 10.30am

- Outline of proposal, noting proposed floor space ratio variation
- Proposed tree removal and deep soil provision

## Planning Panels Secretariat

- Building separation recommended by DRP

**Panel Comments:**

- Opportunity to amend proposal to reduce the height of the development and improve the articulation of the building
- Update of Cl.4.6 required with any amendments and response to DRP comments

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 12 December 2024

**Planning Panels Secretariat**

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