

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 5 November 2024, 9.06am and 10.27am
<b>LOCATION</b>	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**

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Alice Spizzo, Joe Awada and Michael Nagi
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Fiona Prodromou, Luis Melim and Felicity Eberhart
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>APPLICANT REPRESENTATIVES</b>	Anthony Betros, Anthony Habkouk, Conrad Johnston, Oliver Guan and Alex Harb

**KEY ISSUES DISCUSSED****Council briefing – 9.06am – 9.31am**

- Site locality and context, noting heritage item and other surrounding landmarks
- Locality planning provisions outlined
- No site floor space ratio, noting site building envelopes and split building height controls
- Previous issues noted as building height control variations and design excellence issues
- Amended plans received, noting a height reduction of approximately 2m with building height exceedances still proposed of up to 4.35m at the highest point
  - Revised Cl.4.6 received
  - Council staff not supportive of proposed variation as not satisfied with environmental planning grounds justification
- Proposed height controls of SEPP (TOD) noted
- Additional matters raised by Council staff:
  - Widening of all breaks in the building form fronting Railway St (only 2 have been widened in the amended plans)

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- Setback of 3m from site boundary for Levels 5-9
- Further reduction of building height
- Design Excellence Panel (DRP) consideration of application noted

#### **Applicant briefing – 9.35am – 10.27am**

- Outline of amendments following previous Panel meeting noted as:
  - Widening of 2 breaks in building on Railway St elevations to 4m
  - Height reduction of 2 storeys on the southern end, noting proposed height variation
  - Amended Cl.4.6 variation document provided, noting access to communal open space that is not visible/dominant in the public domain and building will present as 9 storey to the street
- Existing development approval on part of the site which has now merged into the development site, noting that the approval included a greater building height

#### **Panel Comments**

- Consideration of increase third break in building
- Further justification to be provided in relation to the proposed setbacks on Levels 5-9 on Parker Street elevation, noting differing interpretations of development control plan provisions
- Amended Cl.4.6 variation justification to be provided, outlining environmental planning grounds and supported by relevant examples of previous court and Council decisions
- Proposed development considered to provide positive rejuvenation of locality
- Council and Applicant to discuss options to address matters raised by Council and DRP in relation to breaks in building, setbacks and Cl.4.6 variation justification
- Application to be re-referred to DRP in December

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** Early 2025

#### **Planning Panels Secretariat**

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