

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 9 April 2024, 10.30am and 11.08am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-306 – Bayside – DA-2024/10 – 13A Church Avenue, Mascot – Demolition of existing structures, construction of a thirteen (13) storey co-living development comprising 305 rooms and associated communal areas

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	Felicity Eberhart, Luis Melim, Marta Gonzalez-Valdes
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Development outlined application, noted as 13 storey co-living development and associated facilities
- Site context outlined, including existing surrounding development and activated existing approval
- Variation requests for floor space ratio (15.44% variation)
- RFI to be sent
 - Floor space ratio variation
 - Parking – non-compliance in accordance with Housing SEPP
 - Plan of Management – clarification on potential users of building
 - Detailed plans required identifying setbacks and road widening
 - Non-compliance with motorcycle and bike parking
- External Referrals
 - Ausgrid – outstanding
 - NSW Police
 - Sydney Airport
 - Sydney Water

- Internal Referrals
 - Engineering – additional information and revised plans requested
 - Landscaping – additional information and revised plans requested
 - Building, Environmental Scientist/Contamination, Waste, Environmental Health and Tree Management Officer – resolved
- Contributions to be calculated - VPA proposed
- 8 unique submissions received

Panel Comments

- Car parking – clarification of occupants and requirement for onsite parking

TENTATIVE DETERMINATION DATE SCHEDULED FOR: October 2024 – to be confirmed with Council

Planning Panels Secretariat

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