

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 15 August 2024, 11.33am and 12.19pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSSEC-314 – Bayside – DA-2024/68 – 114-116 Hattersley Street & 345 Princes Highway, Banksia – Integrated Development - Demolition of existing structures and construction of two (2) ten (10) storey mixed use development, comprising eighty-six (86) residential units, seven (7) ground floor commercial units, three (3) levels of basement parking, and associated landscaping

**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>	Michael Maloof, Christopher Mackey, Haven Barr
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Site location and context outlined, noting site characteristics, include configuration of adjoining site and access laneway
  - Potential for inclusion of access easement in basement to 361 Princes Highway to enable future development on adjoining site and consideration of access to other adjoining sites
- Proposed development outlined –
  - Demolition of existing and construction of a mixed use development (86 residential units, 7 commercial units, 3 levels of basement parking and landscaping)
  - 13 of the 86 residential units are designated as affordable housing
  - Through site link provided
  - Proposal to reduce height to comply with obstacle height limitation restrictions
- Building design outlined, including location of common and landscaped areas
- FSR calculated as compliant over whole site
- Design Excellence Panel – supported with comments received
- Request for information sent
- Internal Referrals –

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- Engineering, Traffic, Environmental Science Officer, Waste, Landscape Architect, Tree Management Officer – under assessment
- Building Surveying, Contributions Planner - resolved
- External Referrals –
  - Sydney Airport Corporation Ltd – under assessment
  - Ausgrid, Transport for NSW, Sydney Water, Water NSW – resolved
- 5 unique objections received (10 submissions) – building height, floor space ratio, overshadowing, parking and traffic, site isolation and reduced development potential, loss of privacy and trees, blocked access to land, scaffolding, affected structures on adjoining land, safety
- Contamination

**Panel Comments:**

- Access arrangements and easements for adjoining sites noting location of Princes Highway, including maintenance for public access to be outlined
- Future development access of adjoining sites to demonstrated
- Consideration of ongoing affordable housing
- Confirmation of location of existing infrastructure (stormwater pipe)

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 24 October 2024**

**Planning Panels Secretariat**

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