

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 July 2024, 12.00pm and 12.52pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-316 – Bayside – DA-2024/56 – 7, 9, 14, 16 & 18-21 Chalmers Crescent, Mascot – Concept Development Application – Consolidation of lots (including road), demolition of existing structures, tree removal, construction of a commercial development comprising of five (5) x eight (8) storey towers above a parking podium of four split levels, and associated landscaping

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Felicity Eberhart and Marta Gonzalez-Valdes
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED

- Concept development application in Mascot, including:
 - Consolidation of 16 lots into 1 lot with combined area of 12,603m²
 - Demolition of the existing warehouses and factory buildings and tree remove
 - Concept approval for 5 x 8 storey towers with above ground parking podium of 4 split levels
- Location and context outlined, noting commercial premises in the area
- Site history outlined, including concept approval and stage 1 in 2017
- Detailed application, with concept applications noted as identifying building envelopes not full design
- Height variation proposed of 2m for plant,
- Council to seek confirmation in regard to whether a design competition or waiver is required for concept application
- Urban design – the development not achieving design excellence as outlined by the Design Review Panel, noting above ground car parking levels and opportunity to consider totality of proposal
- Floor Space Ratio and Height of Building variations requested
- Staging of the construction to be confirmed
- Consideration of a through site link to Coward Street to be investigated,

Planning Panels Secretariat

- No active street frontage proposed, with car parking and end of trip facilities provided at ground level
- Contamination – further assessment required
- Landscaping – area provided and setbacks are non-compliant with DCP
- Request for information to be sent
- Traffic impact assessment to be outlined at concept stage, including traffic generation and intersection impacts
- Excessive bike parking to be assessed

Panel Comments

- Request for a differentiation in aesthetics between the buildings
- Travel plan from public transport to be outlined, noting limited onsite car parking proposed and distance from train station
- EV charging provisions for bikes and cars to be identified
- Fire hydrant location and visual impact from public areas
- Recommended engagement of an urban design expert to consider proposed design
- Further briefing may be required at the end of 2024

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council (early 2025)