

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 26 June 2025, 10.51am and 12.28pm
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), Susan Budd, Alice Spizzo, Joe Awada and Michael Nagi
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Robert Toohey, Marta Gonzalez-Valdes, Carine Elias, Christopher Thompson
APPLICANT REPRESENTATIVES	Stefano Cottini, Michael Hromek, James Heron, Michael Neustein, Tony Staveley, Eleni Danias, Ehsan Bahram
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova

KEY ISSUES DISCUSSED

Council briefing – 10.51am – 11.23am

- Site location and context outlined, noting lapsing of previous approval
- Proposal outlined as a concept development for lot consolidation, demolition and construction of commercial development
- Variation to gross floor area (GFA) and height of buildings (HOB) controls
- Amended plans submitted
- 4 requests for information sent, with information outstanding:
 - Carparking layout
 - Design Excellence/Design Review Panel (DRP)
 - Variation to gross floor area (GFA)
 - Connectivity/through site pedestrian link –
 - Traffic/Traffic Committee/Transport for NSW (TfNSW) request for information
 - Stormwater management

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- Tree management
- Proposed sale of part of Chalmers Crescent
- Designing with Country First Nations

Applicant briefing – 11.30am – 12.28pm

- Applicant response to outstanding information
 - TfNSW request for information
 - Through-site links and public open space
 - Landscaping
 - Traffic and impact of development on intersections –
 - Request made to TfNSW for data to enable preparation of analysis

Panel Comments:

- Additional justification to be provided in regard to:
 - DRP comments
 - Significant amenity for the building occupants given the FSR variation
 - Tree removal and inclusion of advanced tree plantings for deep soil area
- Council and applicant to meet to discuss outstanding information and level of detail to be provided, including stormwater management
- Council to advise applicant of outcome of proposed land purchase decision
- Further briefing with Council to be considered – early August

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council

Planning Panels Secretariat

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