

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 15 August 2024, 10.15am and 10.53am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-321 – Bayside – DA-2024/133 – 573 Gardeners Road, Mascot – Integrated Development - Demolition of existing structures and construction of an eight (8) storey mixed use development comprising of ground floor retail and parking, seven (7) levels of residential units, basement and above ground car parking and 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	Andrew Ison, Pascal Van de Walle, Luis Melim, Fiona Koutsikas, Angela Lazaridis
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site location and surrounding context outlined
- Proposal outlined as the demolition of existing structures and construction of an 8 storey, mixed use development comprising of ground floor retail and parking, 7 levels of residential units (80 units, being mix of studio/1/2/3 bedroom), basement and above ground car parking and landscaping
- Height of buildings – variation proposed (4.65m/17.9%), with the justification relating to flooding, clearance height
- Building separation – neighbouring sites challenging full compliance with ADG requirements for building separation and setbacks, noting increased setbacks to the side and front of the units to achieve solar access
- Design Review Panel – comments received, noting the requirement for further refinement to built form (street frontage, western façade, southern boundary), podium design, configuration of lobby, deepening of retail space, communal open space design (Levels 1 and 7, ground level and stair location)
- Landscaping - Open Space
 - Access to communal open space via stair well
 - Design of communal open space for Levels 1 and 7

Planning Panels Secretariat

- Waste management – further amendments to the design required
- Request for information to be sent by end of the month
- Internal referrals –
 - Bayside Design Review Panel, Engineering, Landscaping, Environmental Scientist, Waste - unresolved
 - Contributions, Address and Road Naming, Trees, Environmental Health Officer - resolved
- External referrals –
 - Ausgrid, Sydney Airport and Sydney Water – received
 - NSW Police – no response received
 - NSW Office of Water – additional information requested
- 2 Submissions received – overshadowing, loss of sunlight and privacy, traffic impacts, property values, noise during construction

Panel comments:

- EV charging points for each residential unit
- Screening of fire hydrants
- Communal open space usability, access, location and design
- Setback requirements

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 28 November 2024