

Record of Preliminary Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-330 - Bayside - DA-2024/172 - 2 Tingwell Boulevard, Eastgardens - Integrated Development - Construction of a mixed-use development at Lot C, including three buildings comprising 7 to 12 storeys, 3 basement levels accommodating 278 car parking spaces, 214 residential apartments, 2 retail premises, and associated communal recreational facilities, landscaping and servicing infrastructure, and tree removal
APPLICANT OWNER	Walter Gordon (Karimbla Properties (No.39) Pty Ltd) Karimbla Properties (No.39) Pty Ltd
APPLICATION TYPE	Development Applications
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Bayside Local Environmental Plan 2021
EDC	\$119,020,251.46 (excluding GST)
BRIEFING DATE	15 October 2024

ATTENDEES

APPLICANT	Walter Gordon, Ian Lim, Ashna Aggarwal, Kim Samuels
PANEL	Carl Scully (Chair), Alice Spizzo and Sue Francis
COUNCIL OFFICERS	Fiona Prodromou, Andrew Ison, Felicity Eberhart, Marta Gonzalez-Valdes
SENIOR CASE MANAGER	Carolyn Hunt
DEPARTMENT STAFF	Lisa Ellis

- Introduction
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
 - The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.
- Council summary
 - Outline of site history provided, noting former industrial use, rezoning, split height limitations and floor space ratio (FSR)
 - Concept approval granted in 2020
 - executed voluntary planning agreement (VPA)
 - multiple stages with up to 5000 dwellings proposed
 - Lot B, E and G completed and occupied, with some parks completed
 - Lots A and H under construction
 - Proposed development includes:
 - Tree removal, excavation, construction of a mixed-use development (3 buildings comprising of 7-12 storeys, 3 basement levels of car parking, 214 residential units, 2 retail premises and associated communal recreational facilities, landscaping and servicing infrastructure)
 - Council issued waiver for design competition
 - Site currently vacant
 - FSR compliance and clarification required in regard to compliance in relation to LEP provisions
 - flexibility provided by the concept approval through the identified gross floor area (GFA)
 - impact of subdivision of site and calculation of FSR – Cl.4.6 variation may be required
 - Application considered by the Design Review Panel (DRP), noting:
 - Building design to increase solar access/light
 - Applicant not supportive of comments or any change to design
 - Located on boundary with Randwick, with Randwick LEP including provision relating to overshadowing on adjoining properties
 - Location of public parks in front of the site
 - Council not supportive of communal residential lobbies facing the park due to future maintenance costs

KEY ISSUES FOR CONSIDERATION

- Residential and non-residential floor space ratio controls over site and compliance with controls
- Council to undertake further discussions with the applicant to clarify the proposed developments
- Amendments to the concept approval will require approval prior to determination of the relevant development application
- Design excellence
- Inadequate deep soil
- Building separation/visual privacy
- Landscaped planters to upper levels (concept plan requirement)

REFERRAL REQUIRED

- External Referrals –
 - Sydney Airport Corporation Limited (SACL), Ausgrid, Sydney Water, Transport for NSW - resolved
 - Water NSW – response pending
- Internal Referrals –
 - Environmental Scientist, Development Engineer, Health - response pending
 - Landscape, Waste – insufficient information
 - Development Contributions, Tree Officer – response received

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- 36 submissions – building separation, overshadowing, cumulative impacts on public infrastructure, traffic and parking, lack of trees

DA LODGED: 01/08/2024

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – 30 January 2025 (to be confirmed with Council)

TENTATIVE PANEL DETERMINATION DATE – May/June 2025 (to be confirmed with Council)