

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 20 November 2024, commencing at 10.00am
LOCATION	MS Teams Videoconference and in person at Bayside Council Office (Rockdale)

BRIEFING MATTER(S)

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

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Fiona Prodromou, Felicity Eberhart, Andrew Ison, Luis Melim, Marta Gonzalez Valdes
APPLICANT REPRESENTATIVES	Walter Gordon, Matthew Lennartz, Ian Lim, Ashna Aggarwal, Kim Samuels
DEPARTMENT STAFF	Tim Mahoney

KEY ISSUES DISCUSSED

Applicant

- Building separation/visual privacy – the privacy conflict between balconies of different units has now been fixed. Distances between buildings have also increased to improve visual distances.
- Additional breaks – an additional break has been included at the northern façade of the eastern building, in addition to the corridor openings.
- Long corridors – corridor lengths have been reduced by introducing cross through apartments that also improves privacy between units in different buildings. The introduction of the cross through units also reduces the number of units per lift core in accordance with the Apartment Design Guidelines.
- Narrow Breezeways – glass louvres have been introduced at the window facing the slot.
- The top of the eastern building was requested to have Community Open Space (COS) – no additional COS is proposed to be provided in this location as this area is intended to be used for solar panels to achieve the projects ecologically sustainability development objectives.

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- A reduced reliance on large areas of glazing and glazed balustrades is encouraged – the proposed glazing is in response to providing a building that looks completely different to other buildings in the precinct. The proposed materials have been specifically selected to contribute to the architectural expression and differentiation of Lot C to the wider precinct.

Council:

- Referral to Design Review Panel in the beginning of February
- Renotification not required

Panel:

- Briefing to be confirmed with Council.

TENTATIVE ASSESSMENT DATE SCHEDULED FOR: March 2025 – to be confirmed with Council

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Late April 2025 – to be confirmed with Council

Planning Panels Secretariat

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