

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 4 March 2025, 9.13am and 9.43am
LOCATION	MS Teams Videoconference

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, Marta Gonzalez-Valdes and Luis Melim
APPLICANT REPRESENTATIVES	Walter Gordon, Matthew Lennartz, Ian Lim, Ashna Aggarwal, Cameron Greatbatch
DEPARTMENT STAFF	Carolyn Hunt, Ilona Ter-Stepanova and Lisa Ellis

KEY ISSUES DISCUSSED**Council briefing – 9.13am – 9.26am**

- Submissions - Council to confirm unique submissions in objection
- Proposal outlined, noting shared link and public open space
- Height of buildings – split controls apply to site, with compliance noted
- Floor space ratio (FSR) -
 - Compliance with concept masterplan approval noted (2.35:1), which applies to entire BATA site, not individual lots
 - Cl.4.6 request provided as a FSR of 3.45:1 proposed for development site
- Design Review Panel requested amendments noted as:
 - Ground floor – long corridors
 - Outdoor seating for retail uses
 - ADG 2:1 separation
 - Rooftop green edges

Panel comments -**Planning Panels Secretariat**

- Access to basement for waste collection to be confirmed

Applicant briefing – 9.36am – 9.43am

- Design Review Panel requested amendments noted as:
 - Ground floor – long corridors – expanded lobby, sky lights added and glazed walls/doors included
 - Outdoor seating for retail uses
 - ADG 2:1 separation
 - Rooftop green edges
- Amended plans to be uploaded to the portal

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

Planning Panels Secretariat

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