

## Record of Preliminary Briefing Sydney Eastern City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-332 – Bayside – DA-2024/169 – 8 Heffron Road, Eastgardens – BATA 2 - Lot J – Integrated Development - Removal of trees and construction of two (2) residential apartment buildings of 6-8 storeys, including two (2) levels of basement car parking, 91 residential units, communal recreational facilities, childcare centre for 60 children, associated landscaping and roof top plant
<b>APPLICANT OWNER</b>	Walter Gordon (Karimbla Properties (No.39) Pty Ltd) Karimbla Properties (No.39) Pty Ltd
<b>APPLICATION TYPE</b>	Development Applications
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	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
<b>EDC</b>	\$57,017,755.73 (excluding GST)
<b>BRIEFING DATE</b>	15 October 2024

### ATTENDEES

<b>APPLICANT</b>	Walter Gordon, Ian Lim, Ashna Aggarwal, Kim Samuels
<b>PANEL</b>	Carl Scully (Chair), Alice Spizzo and Sue Francis
<b>COUNCIL OFFICERS</b>	Fiona Prodromou, Andrew Ison, Felicity Eberhart, Marta Gonzalez-Valdes
<b>SENIOR CASE MANAGER</b>	Carolyn Hunt
<b>DEPARTMENT STAFF</b>	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 and construction of 2 residential apartment buildings, 6-8 storeys including 2 levels of basement car parking, 91 residential units, communal recreational facilities, childcare centre (60 children, 17 staff), associated landscaping and roof top plant.
  - Council to issue a request for further information, including concerns with the design being aesthetically unpleasing (ramp, location of services, interface with the park) and noting Design Review Panel comments
  - Amendments may require further review by the Design Review Panel

## **KEY ISSUES FOR CONSIDERATION**

- Amendments to the concept approval will require approval prior to determination of the relevant development application
- Design excellence
- Removal of Tree 287 – Fig tree
- Inadequate deep soil
- Interface with Heffron Road frontage
- Landscaped planters to upper levels (concept plan requirement)
- Childcare centre access through the basement – traffic management plan required

## **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, Tree Officer - response pending
  - Landscape, Waste – insufficient information
  - Health, Development Contributions – response received

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- 2 submissions – tree loss, interface with adjoining development, building mass, insufficient deep soil, childcare centre fencing

**DA LODGED: 05/08/2024**

**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)