



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-332 – Bayside – DA-2024/169 – 8 Heffron Road, East Gardens – 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

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

- Overview of the six issues raised previously by the design review panel
- Lot J is the only one with a commercial component
- Amendments made to facilitate retention of existing significant fig tree
- Booster and ramps no longer within setback zones, creating a landscape setback to the front
- Childcare has pedestrian access from Heffron Road and vehicular drop off access from the South
- Green edges podium modulated to relate to the townhouses and alley to the West
- Provides more active frontage to the south, with new lobby to Building B and reduced services façade
- Greater detail to childcare fencing to connect it to the Eastern Park on its boundary

Council

- Proposed amendments to be sent to design review panel – 5 December 2024 and again in early 2025

Planning Panels Secretariat

- Further detail requested for the childcare fencing to ensure the height of the fencing is sufficient for acoustic purposes for the future use
- Renotification required

Panel

- Briefing and determination date to be confirmed with Council

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

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 01 May 2025 – to be confirmed with Council

Planning Panels Secretariat

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