

Record of Preliminary Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-337 - Bayside - DA-2024/205 - 16 Studio Drive, 134 Bunnerong Road and 2 Tingwell Boulevard, Eastgardens - Integrated Development - BATA 2 - Lot F – Removal of trees, excavation, and construction of three (2) connected buildings of 6-13 storeys comprising two (2) levels of basement car parking, 228 residential units, communal recreational facilities, associated landscaping, and construction of a private road
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	\$120,714,544.60 (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:
 - Removal of trees, excavation and construction of 3 connected buildings of 6-13 storeys comprising of 2 levels of basement car parking, 228 residential units, communal recreational facilities, associated landscaping and construction of a private road
 - Assessment of application yet to be undertaken
 - Application considered by the Design Review Panel (DRP), noting:
 - Building design to increase solar access/light
 - Change to massing from north to south to allow light into open space areas – not supported by applicant
 - 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

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

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- 12 submissions received – cumulative impacts on infrastructure, traffic, parking, access

DA LODGED: 28/08/2024

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)