

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 4 March 2025, 9.26am and 9.46am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

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

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 – 9.26am – 9.30am**

- Relationship with the concept plan outlined, noting compliance of the gross floor area with the masterplan
- Lodgement of a Cl.4.6 request for floor space ratio
- Amended plans received, noting:
 - reduction of 4 units (234 units now proposed)
 - increased podium and roof top terrace areas
 - landscaping – revised plans showing removal of services from the western side of the building to improve deep soil areas
- Height controls noted as compliant
- Design Review Panel (DRP) requested amendments noted as:
 - Accessible ramp to northern lobby
 - Level 8 solar panels relocation

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- Level 10 – balcony expansion
- Pergola over the barbeques to be extended over adjacent seating area
- Reposition doorway entries to units that are in close proximity to lift entry/exit access locations
- Provision of toilet facilities to the communal area to Level 6
- Rooftop green edges – continuous planter
- Applicant provided response to DRP comments
- Engineering assessment remains outstanding

Applicant briefing – 9.43am – 9.46am

- Design Review Plan requested amendments noted as:
 - Accessible ramp to northern lobby
 - Level 8 solar panels relocation
 - Level 10 – balcony expansion
 - Rooftop green edges
- Amended plans provided

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 01 May 2025

Planning Panels Secretariat

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