

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 30 January 2025, 10.18 am and 11.06am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-341 - Bayside - DA-2024/286 - 465 & 469 Princes Highway and 5-7 Geeves Avenue, Rockdale - Integrated Development - Demolition of existing structures and construction of a twelve-storey shop top housing development consisting of two commercial tenancies at ground floor level with residential co-living above, basement car parking and landscaping

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Susan Budd, Joe Awada and Michael Nagi
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ayse Kiziltekin and Luis Melim
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site location and adjoining development outlined
- Proposal outlined as demolition and construction of 12 storey shop top housing (2 commercial tenancies, residential co-living, basement parking and landscaping)
- Legal access to basement car parking proposed via Geeves Lane – owner’s consent required (either Sydney Trains or privately owned land at 433 Princes Highway)
- CI4.6 variation request for height of buildings
- Car parking deficiency
- Non-compliance with ADG building separation requirements
- Design Review Panel – amendments requested, design excellence not achieved
- 1 Submission received – treatment of building design to the ground floor corner element of Princes Highway and Geeves Avenue
- Draft Request for Information – to be sent once site access is resolved

Referrals:

- External –
 - Sydney Airport, Water NSW, Sydney Trains – requested information
 - Sydney Water, Transport for NSW, Ausgrid - resolved
- Internal – Development Engineer, Traffic, Landscape Officer, Environmental Scientist, Heritage and Waste - unresolved

Panel Comments:

- Site inspection to be undertaken
- Internal amenity, noting location between classified road and railway line

TENTATIVE DETERMINATION DATE SCHEDULED FOR: mid-July 2025