

BRIEFING DETAILS`

BRIEFING DATE / TIME	Friday, 4 April 2025, 8.30am to 9.15am
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)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Marta Gonzalez-Valdes - Coordinator Development Assessment Ayse Lavorato - Development Assessment Planner Atef Syed - Senior Development Engineer Christopher Thompson - Development Engineer
DEPARTMENT STAFF	Sally Li
COUNCIL LAWYERS	Milana Romanov, Philip Brown

KEY ISSUES DISCUSSED

- Access issue – resolved. Access is via Geeves Lane, a one-way public laneway created with the new development strata plan at 433 Princes Hwy, Rockdale, NSW 2216. Geeves Lane runs parallel to Princes Highway and connects with Geeves Ave and Princes Highway.
- Building Height breach – The Applicant’s proposal breaches the maximum permitted building height by 5.9m, inconsistent with the Bayside Development Control Plan and Bayside Local Environmental Plan.
- Amalgamation Pattern – The Applicant’s proposed Amalgamation Pattern is inconsistent with that of the DCP and gives rise to a number of issues with amenity and building separation due to the reduced site area relative to the DCP envelope.
- Building Separation – There is non-compliance with the Apartment Design Code.
- Amenity – There are issues of lack of sunlight, lack of clarity around communal room locations and areas.
- Design Excellence – Emphasis is needed on aesthetic appearance considerations for the building.

Planning Panels Secretariat

- Traffic, Car Parking, Access
 - Access issue is resolved.
 - Car Parking issue is raised as the proposal seeks to provide 11 spaces despite the requirement of 28 spaces.
 - Geeves Avenue needs to be further investigated as it is not clear whether it is a public road owned by Council or if it is private land owned by Sydney Trains. The development relies on obtaining vehicular access to Geeves Lane from the easement on 433-439 Princes Highway.
- Integrated development – The Applicant has failed to provide additional information and approval has not been obtained from Water NSW.
- Sydney Airport – The Applicant has failed to provide additional information to satisfy the provisions of Airspace Operations under s6.7 of the Bayside Local Environmental Plan.
- Sydney Trains – The Applicant has failed to satisfy the provisions of *S2.99 - Excavation in, above, below or adjacent to rail corridors* under the State Environmental Planning Policy (Transport and Infrastructure).
- Environmental Sustainability – As the DA comprises both a residential and non-residential component, the Applicant provides insufficient information to satisfy the relevant provisions regarding sustainability measures under the State Environmental Planning Policy.
- Contamination – There is 2-3m of uncontrolled fill according to the geotechnical report, but no contamination reporting to confirm or deny has been tendered.