

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 January 2025, 1.32pm and 2.12pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-342 - Bayside - DA-2024/293 - 15, 17, 19, 21 and 23 Flora Street and 12, 14, 16 and 18 Valda Avenue, Arncliffe – Integrated Development - Demolition of existing structures, tree removal and construction of two(2) x ten(10) storey residential flat buildings comprising 148 units with associated basement parking, roof top terraces, pedestrian through-site link 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	Andrew Ison, Pascal Van de Walle, Luis Melim and Vasira Mudiyansele
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site location and context provided – 9 properties in total, with dual frontage (Flora St and Valda Avenue)
- Site application history outlined
- Proposal outlined as demolition, tree removal and construction of 2 x 10 storey residential flat buildings (148 units, basement parking and associated works), including affordable housing (utilising the bonus uplift)
- Clause 4.6 Variations proposed -
 - Height of buildings – 3m in addition to 30% bonus – Council not supportive unless public benefit can be derived from a redesign to include full through site link
 - Floor Space Ratio – additional parking above development controls being considered as gross floor area. Council supportive as variation is absorbed mostly below ground level
- Design excellence – further amendments recommended by Design Review Panel
 - Through site link –
 - Development Control Plan identifies location outlining link

Planning Panels Secretariat

- Investigation for option to include link fully on the site to be considered, noting requirement to amend the layout of the basement
- Amended plans requested, including:
 - no support for proposed subterranean units
 - Articulation from levels 6/7 upwards
 - Non-compliance/variation in building setback, with proposal to be landscaped
 - Snorkel units not supported
- Sustainability – no EV charging identified, building materials
- Landscaping –
 - buildings need to be clear of structures, setback areas to be clear of structures/retaining walls/bike parking
 - Miscalculation of deep soil requirements and basement design to be reconsidered
 - Increased amenity for communal roof top area and other communal areas
- Request for information to be sent on receipt of engineering comments
- Council workshop proposed with applicant in February
- Further Design Review Panel to be confirmed
- 2 submissions received – lack of car parking, noise/dust/safety from construction, overdevelopment of site, incompatible with local character, traffic, impact on infrastructure, lack of consultation, loss of privacy and amenity

Referrals:

- External – Transport for NSW, Ausgrid, Sydney Airport, APA Group - unresolved
- Internal – Design Review Panel, Development Engineer, Landscape and Waste - unresolved

Panel Questions

- Further Council/Applicant briefing to be considered for early/mid-March

TENTATIVE DETERMINATION DATE SCHEDULED FOR: late June 2025