

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 1 May 2025, 9.02am and 10.02am
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, Joe Awada and Michael Nagi
APOLOGIES	Susan Budd
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Ison, Pascal van de Walle, Carine Elias, Angela Lazaridis
COUNCIL'S URBAN DESIGN CONSULTANT	Jim Koopman
APPLICANT REPRESENTATIVES	Jimmy Maroun, James Hatzidavid, Gerrard Turrisi, Rachid Andary, Cecilia Huang
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova

KEY ISSUES DISCUSSED

Council briefing – 9.02-9.38am

- Site context outlined, noting development site including 9 properties
- Proposed development of construction of two (2) x eleven (11) storey residential flat buildings comprising 153 units with associated basement parking, ground level communal open space, pedestrian through-site link and landscaping
- Amendments outlined – additional setbacks, refinements to design and footprint, increase to 153 units, increased height and floor space ratio
- Design Review Panel
 - Bonus uplift to be justified a community benefit
 - Recommended the relocation of the through site link into the site and deep soil components (including a public pocket park option)

Planning Panels Secretariat

- Consultant Urban Design recommendations noted:
 - Relocation of through site link – options to include 3m wide walkway, with 3m wide pocket park on the site (and option for future works to enhance pocket park)
 - 24m separation between the buildings (including 3.5m Private Open Space on both sides for units and 16m wide Communal Open Space)
 - Street wall and proposed built form setbacks
 - Deep soil areas to be outlined to enable adequate landscaping
 - Delivery of DRP suggestions and keep outcomes
- Communal open space – 24m building separation is noted as a non-compliance with minimum 25% requirement, with justification provided through pocket park
- Street wall non-compliance with 6 storey maximum height, noting detailed modelling confirming deemed acceptance of proposed 7 storey
- Height variation proposed on top of bonus height provisions outlined in the SEPP – Council supportive
- Floor space ratio (FSR) variation outlined, noting the provision of additional parking spaces in the basement
 - Design Excellence to be outlined to justify FSR variation
- Apartment Design Guide assessment being undertaken

Applicant briefing – 9.39am – 10.02am

- Outline of progress to date and proposed development
- Proposed amendments to the original proposal, Development Control Plan provisions and amendments to through site pedestrian link, noting design amendments
 - Height and FSR variations proposed
- S.4.6 to be submitted to justify proposed FSR
- Amendment plans and Request for Information (RFI) response to be finalised by mid-May

Panel Comments:

- Support for site though link amendments
- Council and applicant to meet prior to finalisation of RFI response

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council (end of July)