

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 4 March 2025, 11.14am and 12.06pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-355 – Bayside – DA-2024/357 – 32 & 34 Ricketty Street, Mascot – Integrated Development - Demolition of existing structures and construction of a mixed-use development comprising business premises, industrial units, self storage and takeaway food and drink premises

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 and Luis Melim
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Site location outlined, noting surrounding landmarks
- Proposal outlined as demolition of existing structures and construction of a mixed use development
- Site history and previous approvals
- Design Review Panel – issues to be resolved, noting:
 - Comprehensive site analysis required
 - Proposed through site link to be refined
 - Development to be clearly expressed as 3 discrete volumes and contained within the required setbacks
 - Increased frontages to Ricketty Street and Ossary Street and side setbacks
 - Maximisation of sustainability outcomes
 - Maximisation of ventilation to ground floor
 - Aesthetics to celebrate the unique building function
 - Relocation of food and drink premises
 - Consolidation of driveways in Ossary Street
- Tree retention – trees in front setback area (except 2) to be retained, noting the removal of trees with the site for Ausgrid compliance

Planning Panels Secretariat

- Driveway off Ricketty Street – noting TfNSW issued concurrence and the availability of safe and practical access off Ossary Street
- Ossary Street public domain interface, noting setbacks
- Drainage easement dissecting site, noting Council requirement for surface access
- Art Wall proposal on western elevation – details to be provided
- Car parking shortfall of 36 spaces, with justification noting close proximity to train station
- Landscape - calculation to be revised to exclude front setback area as per DCP provisions
- Flooding modelling to be amendment to remove errors
- 1 submission received

Referrals:

- External –
 - Water NSW, Ausgrid, NSW Police and Telstra - unresolved
 - Transport for NSW, Sydney Airport and Sydney Water - resolved
- Internal –
 - Design Review Panel, Development Engineer, Tree Management, Environment and Health, Environmental Scientist, Landscape and Waste – unresolved
 - Contributions - resolved
- Council to issue a request for information

Panel comments:

- Building design, in particular above ground parking design – option to enclose to be considered
- Significant issues to be resolved, with Council requested to meet with applicant prior to issue of RFI and prior to applicant response
- Access onto Ricketty Street and regard to cl. 2.119 of SEPP (Transport and Infrastructure) cl.2.119

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Late August 2025 – to be confirmed with Council