

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 8 July 2025, 11.03am and 11.28am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-365 – Bayside – DA-2025/34 – 51-61 Station Street and 78-80 Wollongong Road, Arncliffe – Integrated Development - Retention of heritage item at 78 Wollongong Road, tree removal, demolition of existing structures, and construction of a part two (2) and part three (3) storey tertiary institution comprising a maximum of 175 students and 20 staff with basement carpark, bakery, cafe, associated landscaping and lot consolidation

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Michael Maloof and Christopher Mackey
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Proposed development identified as a retention of heritage item, demolition of existing structures and construction of a tertiary institution (175 students)
- Site context outlined, including adjoining residential development and school
- Heritage item being retained
- Basement parking provided, with access from Wollongong Road
- Design Review Panel – discussions regarding the design and layout of the campus
- Compliant with floor space ratio control
- Significant site landscaping proposed
- Request for Information to be sent in relation to landscaping matters, stormwater pipe relocation and possible engineering, contamination and waste matters
- 106 Submissions received (in objection) - Car parking, traffic management and congestion, building height, excessive noise, impacts on local businesses, suitability of the area, overdevelopment of the site, loss of privacy, inappropriate zone for uses, heritage impacts, precedent, property values, lack of

Planning Panels Secretariat

public infrastructure, landscape impacts along Station Street, plan of management conflicts and enforceability, unauthorised works complaints and waste generation impacts

- Referrals:
 - External –
 - Sydney Airport Corporation Ltd, Ausgrid, Water NSW – received
 - Transport for NSW – to be assessed
 - Internal –
 - Engineering, Traffic, Landscaped Architecture, Environmental Scientist, Waste, Heritage, Environmental Health – to be assessed
 - Contributions, Tree Management Officer, Address and Street numbering, Building - received

TENTATIVE DETERMINATION DATE SCHEDULED FOR: To be confirmed with Council – possibly October 2025