



MEETING DETAILS

MEETING DATE / TIME	Thursday, 15 February 2018
LOCATION	177 Russell Avenue, Dolls Point

BRIEFING MATTER(S)

2018SCL014 – Bayside – DA2017/606

177 Russell Avenue, Dolls Point

Integrated Development - Demolition of all buildings and structures on site and construction of a five (5) storey residential flat building comprised of 36 apartments; two levels of basement parking; front fence and landscaping.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully, John Roseth, Ed McDougall, Michael Nagi
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Pascal Van de Walle, Fiona Prodromou, Luis Melim, Alexandra Hafna
OTHER	Kim Holt, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Site owned by War Widows' Guild of Australia NSW (not for profit)
- VPA and PP exhibited the the BPP recommend that a site specific DCP be prepared for the site to ensure not over developed (Gazettal of PP is imminent)
- Draft DCP concluded 9 Feb
- Building Height – 17.75m exceeds (max permitted is 14.5m
- FSR – 1.65:1 – exceeds maximum 1:1.
- Clause 4.6 submitted is consistent with the proposed PP
- Removal of 2 large magnolias and 1 oak tree. Retention is deemed unfeasible due to size and location.
- 47% of apartments receive min 2hrs solar access mid-winter, 19% receive no solar access

TENTATIVE PANEL MEETING DATE: TBC