

**MEETING DETAILS**

<b>MEETING DATE / TIME</b>	Thursday, 15 February 2018
<b>LOCATION</b>	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**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Pascal Van de Walle, Fiona Prodromou, Luis Melim, Alexandra Hafna
<b>OTHER</b>	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**