

Record of Preliminary Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-305 – Waverley – DA-472/2022/A – 141-155 Curlewis Street, Bondi Beach
APPLICANT OWNER	Nathan Cartwright Nicholas Ross
APPLICATION TYPE	Modification Application
REGIONALLY SIGNIFICANT CRITERIA	S4.56 Modification Application
KEY SEPP/LEP	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development Waverley Local Environmental Plan, 2012
CIV (MODIFICATION)	\$2,431,408 (excluding GST)
BRIEFING DATE	6 February 2024

ATTENDEES

APPLICANT	Nathan Cartwright, Nick McCarthy, Kimberley Antonio, George Karavanas and Elliot Doumanis
PANEL CHAIR	Carl Scully
COUNCIL OFFICER	Alana Jelfs and Bridget McNamara
CASE MANAGER	Carolyn Hunt
DEPARTMENT STAFF	Lisa Ellis

- Introduction
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
 - The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.
- Applicant introduction of proposal
 - Site context and existing development on site, noting original application being approved by the court (through remediation process)

- Background to modification noted – amalgamation with adjoining site proposed, with other modifications on the site to be determined by Council
- Modification involves extension of western wall to boundary, minor internal modifications and increase in height
- One driveway proposed for driveway, with minimising street facing services (combining infrastructure services across the sites)
- Comparison table outlined – increase in height, floor space ratio and landscaping and decrease in deep soil
- Council summary
 - Increased height (floor to ceiling heights, roof, parapet, roof top services/plant, lift overrun) – changes in National Construction Code changes
 - Additional shadowing to the rear and western elevation windows
 - Increased Gross Floor Area – Council requirement for planning agreement
 - Request for Information to be sent

KEY ISSUES FOR CONSIDERATION

- Justification for height increase
- Shadowing impacts
- Increased floor space ratio to be supported by planning agreement

REFERRAL REQUIRED

- Internal referral comments outstanding

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- To be advised

DA LODGED: 02/01/2024

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – April 2024

TENTATIVE PANEL DETERMINATION DATE – September 2024