

## BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 23 April 2024, 11.32am and 12.13pm
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-305 – Waverley – DA-472/2022/A – 141-155 Curlewis Street, Bondi Beach – Modification to approved shop top housing development

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe and Jan Murrell
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bridget McNamara and Alana Jelfs
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

## KEY ISSUES DISCUSSED

- Site context provided
- LEC approval in September 2023 – 4 storey shop top housing development with 15 units
- Background to broader development context - additional site to the west DA being considered concurrently by Council
- Modification including the following:
  - New basement level connection to adjoining site
  - Basement, ground floor and other levels amendments
- Change of building façade – removal of entry indentations at the ground floor retail spaces – façade articulation diminished
- Height exceedance, noting proposed increased height resulting in unacceptable additional overshadowing and amenity impacts to neighbouring properties
  - Potential view impacts on properties opposite and west of the site – view analysis requested (properties to be identified)
- Floor Space Ratio exceedance – potential view and overshadowing impacts, noting possible VPA
- Other issues noted by Council:
  - Contamination
  - Basement car parking

## Planning Panels Secretariat

- Waste
- External Referrals
  - Ausgrid
  - Sydney Water Corporation
- Internal Referrals
  - Traffic, waste, health, urban design - unresolved
  - Stormwater, trees – no objection
- Submissions – 3 in objection

**Panel Comments**

- Council to consider the engagement of an external consultant to determine constructability of approved design and justification for modification (if application not amended)
- LEC judgement to be provided and reasons for decision
- Further Panel briefing in mid-August

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** Mid/late September 2024

**Planning Panels Secretariat**

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