

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 23 April 2024, 10.19am and 10.55am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-307 – Waverley – DA-22/2024 – 669 - 683 Old South Head Road, Vaucluse – Construction of Seniors Housing Development with Retail/ Commercial at Ground Level and Basement Levels Car Parking

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jo Zancanaro and Ben Magistrale
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context provided, noting existing development
- Site has 2 zonings with different development standards for floor space ratio, height, and noting bonus FSR under SEPP (Housing) 2021
- Proposed development outlined, being 31 units within 4 storey buildings, with retail and business premises at ground floor level, 2 basement levels of vehicle parking, tree removal, consolidation of lots and VPA offer
- Development layout outlined
- Previous development approved across the site noted, including variations
- Non-compliances – CI4.6 Variation requested:
 - Height of Buildings
 - Floor Space Ratio - Increase in floor space from previously approved developments
 - Change to Housing SEPP provisions, resulting greater variation than previously available
 - Miscalculation of FSR over corner portion of the site – averaging of FSR across the site – clarification required
- Request for Information to be issued –
 - Exceedance in FSR and resulting overshadowing
 - Height

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- Privacy and Separation distances
 - Visual bulk and scale
- Design Excellence Panels – no objections
- 42 Submissions received – 41 objections
- Additional information requested for internal referrals – Stormwater, waste

Panel Comments

- EV charging provisions to be included for each unit
- Request for Council meeting to be held with applicant prior to receipt of additional information
- Further briefing with applicant to be considered – mid August

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Late September 2024

Planning Panels Secretariat

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