

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 2 May 2024, 2.51pm and 3.39pm
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-310 – Woollahra – 7/2024/1 – 77-81, 83 & 83A Yarranabbe Road, Darling Point – Demolition of existing dwellings and residential flat building, construction of a new residential flat building with strata subdivision and associated works

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Mary-Lou Jarvis and Matthew Robertson
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Alice Spizzo advised that she acted for the owner of 83 Yarranabbe Road, Darling Point on a legal matter in around 2014 that included 83 and 83A Yarranabbe Road, Darling Point. The subject owner (and his brother) are also now own 83A Yarranabbe Road, Darling Point and the property next to the development site. She has had no involvement with property owner post this matter and participated in the briefing. Post the meeting, the Panel Chair considered the declaration and has requested that she no longer participate in further meetings.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Valdis Aleidzans and George Fotis
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Site context and overview of development provided
- Unit layout outlined, including the provision of onsite car parking and orientation towards the harbour
- Interface with harbour frontage identified in application photo montages, noting solar panels and services provided at roof level
- Non-compliant with height of buildings – justification noted existing non-compliant character of the locality
  - Council noted consideration of visual privacy and view loss in assessment

- Excavation required, noting site characteristics
- Tree removal and tree canopy – excessive removal and limited replacement proposed, noting tree canopy requirements in Council's DCP
- Internal Referrals -
  - Urban design, heritage, TS traffic engineer, trees and landscaping, environmental health - unresolved
  - TS development engineer, TS drainage engineer, fire safety officer – resolved
- External Referrals – no response received
  - La Perouse Aboriginal Land Council
  - Transport for NSW
- Deemed refusal appeal lodged, with S.34 conference listed for 05 August 2024
- 28 submissions received, objecting to development

**Panel comments:**

- Request for information to be sent as soon as possible
- Application to continue through the development application process

**TENTATIVE COUNCIL/APPLICANT BRIEFING DATE SCHEDULED FOR:** 15 August 2024

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 10 October 2024

**Planning Panels Secretariat**

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