

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 26 June 2025, 9.04am and 10.06am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-324 - Waverley - DA-245/2024 - 1 & 3-5 The Avenue and 439-441 & 443-445 Old South Head Road, Rose Bay - Demolition of all structures and construction of 1 x four-storey and 1 x five-storey mixed use building containing commercial, retail and 50 apartments including infill affordable housing units and two-level basement

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Susan Budd, Jan Murrell and Peter Brennan
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Patrick Nicholas

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Knight and Jo Zancanaro
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova
APPLICANT REPRESENTATIVE	Hamid Samavi Esfahani, Callan Grima and Ebru Onal

KEY ISSUES DISCUSSED

Council briefing – 9.04am - 9.28am

- Site context and location outlined, noting multiple lots and existing development on the site
- Proposed development noted as demolition and construction of mixed use development
 - Shop top housing (50 apartments including infill affordable housing), with commercial development at ground level (Old South Head Road), basement parking
 - 4-5 storeys
 - Significant variations proposed to height of buildings (HOB) and floor space ratio (FSR)
 - Varying controls across the site
 - Amendments to legislation post lodgement
- Legal advice being reviewed in regard to applicable HOB and FSR controls
- Existing use rights and location of commercial component to be confirmed
- Subject to legal appeal
 - Amended plans to be submitted in mid-July, which will require re-exhibition and referrals

Planning Panels Secretariat

Applicant briefing – 9.51am – 10.01am

- Legal appeal process to date, noting that the S.34 has been discontinued
- Amended plans to be submitted to Council
- Site is being consolidated
- Distance from town centre being resolved through legal process

Panel Discussion

- Copy of legal reviews requested
- Request for map to identify the location of 800m from town centre
- Further briefing to be considered for September

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council

Planning Panels Secretariat

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