

## BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 10 October 2024, 2.17pm and 3.01pm
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-328 – Woollahra – DA 240/2024 – 80, 82 & 84 Drumalbyn Road, Bellevue Hill – Demolition of the existing three (3) residential flat buildings and associated structures on the sites and the construction of a new residential flat building comprising 26 units, two swimming pools & landscaping with the sites consolidated

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Mary-Lou Jarvis and Matthew Robertson
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Federica Stano and Valdis Aleidzans
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

## KEY ISSUES DISCUSSED

- Site location outlined, noting the existing development on the site and surrounding development
- Proposed development noted as demolition of existing flat buildings (24 units) and construction of 8 storey residential flat building
- Mix of apartment sizes proposed
- Site topography requiring substantial excavation
- Insufficient information:
  - Building height, bulk and scale
  - Desired future character
  - Site facilities
  - Solar access and overshadowing on adjoining building
  - Side and rear fences
  - Site vegetation and tree retention
- Internal referrals:
  - Development Engineering, Tree and Landscape – additional information required
  - Drainage, Fire Safety, Traffic, Environmental Health, Heritage and Urban Design - resolved

## Planning Panels Secretariat

- 17 submissions received – height/bulk/scale, Clause 4.6, amenity, miscalculations, future character, stormwater, inadequate information and existing vegetation
- Solar access and ADG requirements satisfactory

**Panel Comments:**

- Tree canopy maintenance and proposed future site controls
- Reduction in number of residential units on site
- Overlooking of neighbouring properties

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 10 April 2025

**Planning Panels Secretariat**

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