

## BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 January 2025, 10.18am and 10.47am
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-339 - Bayside - DA-2024/152 - 41, 43, 45, 47, 49 & 51 Duncan Street, Arncliffe – Integrated Development - Demolition of existing structures and construction of a 12 storey residential flat building with 94 units and 3 levels of basement parking

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Joe Awada, Michael Nagi
APOLOGIES	Susan Budd
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luis Melim, Michael Maloof and Christopher Mackey
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

## KEY ISSUES DISCUSSED

- Proposal noted as the demolition of existing structures and construction of a 12 storey residential flat building (94 units with 3 levels of basement parking) with 16 units being affordable housing
- Site context and location provided, noting slope of land
- Access to parking is through easement over adjoining property
- Building setbacks outlined and justification for variations
- Floor to ceiling height – noting request from Building Commissioner for 3.15m, noting potential height variation satisfy request
- Amended plans received to address lobby configuration and landscaping, noting the relocation of the open space on the northern side of the roof top – under assessment
- Application to be referred back to the Design Review Panel
- 12 unique submissions received – noise and air/dust pollution, traffic and parking, over development, height and FSR, waste collection, dilapidation surveys, overshadowing and loss of natural sunlight, views/amenity, construction safety, setbacks, environmental impact, loss of trees

## Referrals:

- External –
  - NSW Police and Office of Water – response outstanding

## Planning Panels Secretariat

- Ausgrid – received
- Internal –
  - Engineering, Traffic, Landscape Architect, Waste – response outstanding
  - Contributions, Tree Management Officer, Environmental Scientist, Address and Street numbering - resolved

**Panel Questions**

- Compliance with request of Building Commissioner regarding floor to ceiling heights
- EV charging capacity for residential parking spaces
- Screening treatment of fire hydrants

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** mid-April 2025