

## Record of Council and Applicant Briefing

### SYDNEY SOUTH PLANNING PANEL

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday 22 April 2024, 12pm
<b>LOCATION</b>	MS Teams Videoconference

#### BRIEFING MATTER(S)

PPSSSH-141 – Sutherland Shire – DA23/0380 - 26 Rosebery St, Heathcote - Construction of a residential flat building that is subject to a Site Compatibility Certificate issued by the Planning Secretary under clause 39 of Division 5 of the Housing SEPP on 16 June 2022.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan and Luke Murtas
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL REPRESENTATIVES</b>	Sue McMahon and Alison Davidson
<b>APPLICANT REPRESENTATIVES</b>	Matthew Daniel, James Matthews, Frank Stanisic
<b>PLANNING PANELS STAFF</b>	Lillian Charlesworth and Joel Burgess

#### KEY ISSUES DISCUSSED

The Panel notes the matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

##### Extent of affordable housing

- The proposal remains at 50% affordable housing as per the site compatibility certificate and as notified. This was confirmed by the applicant.

##### Tree impact

- The applicant has provided further information on underboring and need for root mapping. Council will review and discuss with the applicant's representatives by next week.

**Fire hydrant and associated hard stand area**

- Advice from Sydney Water has now been received regarding a hydrant booster, which indicates there is sufficient pressure but that a hardstand is required to service the site. The location is yet to be confirmed, but options include the proposed driveway, adjoining property or on street (traffic committee approval is needed if street parking space is lost).
- The applicant should initiate discussions with the adjoining landowner about use of its hardstand and preferred option.
- Council does not support use of on street parking space.

**Design issues and Clause 4.6 re Height standard**

- The applicant has provided an updated clause 4.6 variation request to reflect the amended plans.
- Council requires further details i.e. to verify the maximum heights provided by the applicant using the Revit model, as Council does not have access to the calculations and has found discrepancies.
- The applicant agreed to undertake a manual exercise to confirm a selection of heights (cross-sections and elevations), following council providing the applicant with an example (by Friday 26 April) of the detail required.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** Early June

**Planning Panels**

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