

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	13 May 2020, 10am and 10.45am
<b>LOCATION</b>	Microsoft Teams

#### BRIEFING MATTER(S)

PPSSSH-9 – Sutherland - DA19/0756 at 310-314 Taren Point Road, Caringbah

Demolition of existing structures, construction of a residential flat building with basement levels, rooftop communal space, forty-nine (49) units with an affordable housing component and strata subdivision

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Michael Forshaw, Steve Simpson
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Carine Elias, David Sheehan, Mark Adamson
<b>OTHER</b>	Brianna Cheeseman – Planning Panels Secretariat

#### KEY ISSUES DISCUSSED

- FSR exceedance
- Height exceedance
- Removal of all trees- trees along rear boundary should be retained
- Encroachment into side setbacks -non-compliance with ADG and potential impacts on residential amenity
- Encroachment into rear setback
- Relationship of the ground floor level to the existing site levels
- Solar access to living spaces
- Inadequacy of cross ventilation
- Quality of communal open space notably the internal ground level courtyard
- Consider a U-shaped floorplan with stepped ground level to improve amenity, solar access, cross ventilation and outlook

**TENTATIVE PANEL MEETING DATE: N/A**