

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Thursday, 10 October 2024, 12.20pm and 1.20pm |
| 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 existing structures and construction of mixed use building containing 50 residential units including affordable housing units, commercial and retail uses, and basement parking

PANEL MEMBERS

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| IN ATTENDANCE | Carl Scully (Chair), Alice Spizzo, Jan Murrell and Patrick Nicholas |
| APOLOGIES | Nil |
| DECLARATIONS OF INTEREST | Patrick Nicholas advised that he participated in the Design Review Panel for this application. He will not take part in the determination meetings for this matter. |

OTHER ATTENDEES

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|---------------------------------|-------------------------------|
| COUNCIL ASSESSMENT STAFF | David Knight and Jo Zancanaro |
| DEPARTMENT STAFF | Carolyn Hunt and Lisa Ellis |
| OTHER | Nil |

KEY ISSUES DISCUSSED

- Site context and surrounding development in the locality outlined
- Demolition works being undertaken on the site
- Development proposal outlined as mixed used development of commercial, retail and 50 apartments
- Planning Proposal rejected for the site – seeking 25m height control and 2:1 FSR
- Varying heights and floor space ratios across the site noted, with proposal to include affordable housing bonus – application is proposing development above the bonus
- Cl. 4.6 justification provided with application
- Application under appeal, with S.34 listed for February 2025.
- Design Review Panel comments noted
- Issues note as:
 - Density and solar access
 - Amenity
 - Bulk and scale
 - Streetscape

- Existing use rights noted and permissibility of part of the commercial component to be confirmed

Panel Questions:

- Request for Council to complete their assessment report

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 27 March 2025

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels