

26 June 2013

Joint Regional Planning Panels  
Panel Secretariat  
GPO Box 39  
Sydney  
NSW 2001



Dear Panel Secretariat,

**2013SYE031 – Stage One Redevelopment of Harbord Diggers Site for Seniors Housing, New Club Facilities, Child Care, Gymnasium, Community Centre and Respite Centre**

We are writing to you prior to the Sydney East Panel meeting scheduled for 8 August 2013, where the JRPP will consider the Stage One Development Application for the Harbord Diggers Club (2013SYE031). The applicant, Mount Pritchard & District Community Club Ltd request the opportunity to brief the panel in accordance with Section 4.9 of the JRPP Operational Procedures (September 2012).

As you are aware there is a significant background to the potential development of the subject site over recent years, and the current proposal has given consideration to previous proposals considered by Warringah Council, and feedback from an extensive community consultation programme being undertaken from June 2011 until lodgement of the DA under consideration.

In summary we consider the panel could benefit from additional technical explanation about the background detail of the proposal to include:

- The historical development background of the site.
- The applicant's interpretation of Council and SEPP Senior's Housing building height and other built form controls.
- The applicant's interpretation of existing ground level, and the significant surveying of existing ground level undertaken to prepare the DA.
- The extensive community consultation, undertaken by the Club, independently of Council, and to provide evidence of the significant amount of public interest shown by a wide demographic of the local community.
- The design solutions achieved to ensure where possible resolutions have been achieved that give consideration of public interest and their involvement.
- The extensive urban design analysis and view analysis undertaken by Architectus, and how this has contributed to the master planning of the site.

In addition to the above additional technical explanation, we also draw your attention to the recent advice from the Director General of the NSW Department of Planning and Infrastructure (as attached) that accompanied the issue of a Site Compatibility Certificate (December 2012) for the site. The advice recommended that the applicant *'work with Warringah Council to resolve these matters relating to the design of the proposal including layout, bulk, scale, and height of buildings'*.


Council have clearly identified their preferred assessment process in their letter to the applicant dated 17 June 2013, which does not present the applicant with any opportunity to amend the proposal, without withdrawing the application. The Club therefore considers it beneficial to brief the panel on the

merits of their proposal and how they resolved matters relating to design. In addition the briefing can be used to identify the design changes the applicant has made following our Pre DA meeting with Warringah Council (February 2013). We also note the independent Urban Design advice prepared by GMU encourages the applicant and Council to come to an agreement on design resolution.

In light of the Director General's advice the applicant also considers it beneficial that any matters that the JRPP wish raise could be discussed, with a view to addressing these prior to the scheduled panel meeting for the site.

Should you wish to discuss this matter further then please do not hesitate to contact me on 02 8233 7609.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. O'Donnell', is positioned below the 'Yours sincerely,' text.

Matthew O'Donnell  
Senior Consultant

cc. The General Manager, Warringah Council





## Planning & Infrastructure

### Office of the Director General

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Our ref: 12/13361

Dear Mr O'Donnell

### **Determination of application for a site compatibility certificate for the Harbord Diggers Club - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to your application of 13 July 2012 for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP (Seniors Housing)) in relation to the Harbord Diggers Club site in Freshwater.

I have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate. I have attached the certificate of site compatibility. I have issued the certificate on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing is compatible with the surrounding environment.

The proposal will also contribute to the NSW government's priority to increase the supply of housing in appropriate locations near centres and public transport and assist in meeting demand for seniors housing in the North East subregion.

I note that Warringah Council has raised specific issues about the scale of the proposed development and the need for any proposal to be sympathetic to the scenic and visually sensitive character of the site's headland location. I request you work with Warringah Council to resolve these matters relating to the design of the proposal including the layout, bulk, scale and height of buildings prior to submitting a development application to Council.

If you have any questions in relation to this matter, please contact Ms Juliet Grant, Regional Director of the Department of Planning and Infrastructure's Sydney Region East on 9228 6113 or [juliet.grant@planning.nsw.gov.au](mailto:juliet.grant@planning.nsw.gov.au)

Yours sincerely

Sam Haddad  
Director General

Enc: SCC certificate

3/12/2012.