

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 30 January 2019 at 10.30am
LOCATION	181 Forest Way Belrose

BRIEFING MATTER(S)

2018SNH058 – Northern Beaches – DA2018/1654

181 Forest Way Belrose

Demolition works and Construction of a new aged care facility including underground parking.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Sue Francis, John Roseth, Steve Kennedy, Annelise Tuor
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Perry
OTHER	Kim Holt, Panel Secretariat

KEY ISSUES DISCUSSED

- Overview of plans and site
- Height is 9.38m, exceeds control of 8.5m; variation request submitted with application
- Proposal in current form is not considered to be consistent with desired future character of the area, main issues are:
 - Bulk
 - Scale and massing
 - Access arrangements
 - Potential impact on natural environment
- NSW RFS have provided General Terms of Approval, however an adjoining property (to which land is proposed to be used as part of the required APZ) owner provided a further submission raising a number of issues. Council awaiting further response from RFS.
- Council Natural Environment team does not support the biodiversity
- Council traffic have suggested reduction in parking, upgrades to pedestrian footpaths
- Design improvements to increase solar access to internal courtyards (large and small)

TENTATIVE PANEL MEETING DATE: TBC