

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 23 June 2021, 10:00am –10:40am
LOCATION	Videoconference

BRIEFING MATTER

PPSSNH-223 – Northern Beaches – DA2021-0212 5 Skyline Place, Frenchs Forest -Demolition works and construction of a mixed development, comprising seniors housing, commercial uses, carparking, landscaping and stratum subdivision.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Steve Kennedy, Annelise Tuor
APOLOGIES	nil
DECLARATIONS OF INTEREST	nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lashta Haidari, Steven Findlay
APPLICANT	George Revay - CEO Platino Properties Glenn Keys AO - Chairmen Project Independence & Executive Director Aspen Medical Dr Chris Faulks – Deputy Chancellor University of Canberra Paula Mottek – Platino National Planning Manager Dan Keary – Keylan Consulting Matthew Pullinger – Matthew Pullinger Architects Simon Militano – Platino Properties
OTHER	Kim Holt, Stuart Withington – Planning Panels Secretariat

KEY ISSUES

The panel were briefed by Council and the applicant in relation to aspects of the development in contention:

- Height and built form of proposal
- Context of development with surrounding approved and constructed development
- Advice from Northern Beaches Council Design and Sustainability Advisory Panel that elements of the proposal were inadequate, including justification for height of proposal, overshadowing of central court, minimalist approach to sustainability strategy/environmental performance.
- Compliance with:
 - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 with regards to:
 - the aims of the policy (namely Clause 2c) in relation to design and compatibility
 - Clause 33(a) of SEPP (HSPD) 2004, particularly in relation to bulk and height
 - Clause 50, in regard to building height, density, scale and solar access.

Planning Panels Secretariat

- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development and the Apartment Design Guide.
- Warringah LEP 2011 (objectives of the B7 zone)
- Council's Hospital Precinct Structure Plan

The applicant invited the Panel to visit their display unit when convenient, however panel members subsequently felt that unnecessary.

The proposal was exhibited for 21 days between 26 March and 16 April 2021.
22 submissions were received with 12 in support, 10 objecting.

TENTATIVE DETERMINATION DATE TO BE CONFIRMED

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