

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday 10 June 2020 at 12pm
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

##### PPSSNH-26 – Willoughby – DA2019/247

26 Crabbes Avenue, North Willoughby

Demolition of existing structures and the construction of a new registered Club, Seniors Living containing self contained dwellings, a residential Aged Care facility, new shop top housing including basement carparking and ancillary uses and including a new park.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Peter Debnam (Chair), Julie Savet Ward, Gail Giles-Gidney, Linda Brunton
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Brian Kirk

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Ritu Shankar, Chris Nguyen
<b>OTHER</b>	Kim Holt – Panel Secretariat

#### KEY ISSUES DISCUSSED

- Overview of application and site
- Review of SCC requirements against the Development Application
  - Requirement 2 - Seniors living block B is 5 stories in total, council does not feel that this building satisfies the SCC requirement
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- Site isolation – 259 Penshurst Street may be isolate by the proposed development. Council have requested further reports from applicant in this regard.
- Permissibility of use within R3 Zone
  - SEPP 65 – Council engaged FUSE Architecture to provide an independent review. Concerns noted include non-compliant building separation, driveway entrance unattractive, the RFB and Club fronting Penshurst Street should provide subtle differentiation between the two uses.

**TENTATIVE PANEL MEETING DATE:** TBC

#### Planning Panels Secretariat

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