

DATE OF DEFERRAL	3 November 2020
PANEL MEMBERS	Jan Murrell (Chair), Susan Budd, Stephen Gow, Gail Giles-Gidney, Norma Shankie-Williams
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Peter Debnam and Julie Savet Ward declared a conflict of interest having participated on the Panel that considered the SCC for this site. Brian Kirk declared a non-pecuniary interest as his parents are interned at the site.</p> <p>Gail Giles-Gidney declared a non-significant and non-pecuniary interest as in her capacity as Mayor of Willoughby City Council, Gail is a patron of 15 clubs, including the Willoughby Legion Ex-Services Club. Panel Chair noted that this does not exclude her from participating on the Panel.</p>

Public meeting held by teleconference on 3 November 2020, opened at 10.30am and closed at 3.50pm. The panel adjourned between 2.50pm and 3.30pm.

MATTER DEFERRED

PPSSNH-26 – Willoughby – DA2019/247 at 26 Crabbes Avenue North Willoughby for the construction of a new Club and Seniors Living development (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel decided to defer the application to seek legal advice with respect to the SCC and the proposed deferred commencement conditions for drainage.

At the same time, the Panel requires the applicant to provide details of the method, location, including above and below ground, and the likely impact of future drainage works to service the development. This information must be provided to council within one month to allow an assessment in a timely manner and referral back to the Panel.



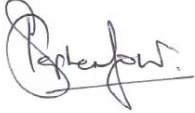

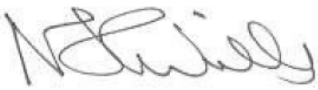
The Panel heard from members of the community who raised concerns including:

- Inconsistency with Site Compatibility Certificate in relation to the number of storeys;
- Bulk, scale and height;
- Increased traffic;
- Noise;
- Privacy impacts;
- Heritage conservation area impacts;
- Construction impacts;
- Drainage easement location and construction impacts;
- Relocating rose garden, ashes and War Memorial;
- The need for open space in the area;
- Protection of trees and vegetation;
- Guaranteed services and facilities for independent living units;
- Dilapidation report arrangements;
- Support for new premises to accommodate club and housing for the aged;
- Operation hours of the Club;

- Access to rooftop communal areas;
- The need for a Community Liaison Committee;
- Clarification on a Site Management and Waste Management Plan;
- Access and security issues from Legion Way;
- Inconsistency in setbacks

If in the event changes to plans are made that would require exhibition then a further public meeting will be held.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Jan Murrell (Chair)	 Susan Budd
 Stephen Gow	 Gail Giles-Gidney
 Norma Shankie-Williams	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-26 – Willoughby – DA2019/247
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a new registered club, three seniors living apartments containing self-contained dwellings, a residential aged care facility, shop top housing, basement carparking and ancillary uses including a new park.
3	STREET ADDRESS	26 Crabbes Avenue, Willoughby NSW 2068 and 243, 247 to 255 Penshurst Street, Willoughby NSW 2068
4	APPLICANT/OWNER	Applicant: Hyecorp Property Group Owners: Willoughby Legion Ex-Services Club Ltd (26 Crabbes Avenue) Dants Pty Ltd (247-255 Penshurst Street)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development and NSW Apartment Design Guide State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Site Compatibility Certificate Sydney Regional Environmental Plan (Sydney Harbour Catchment) (Deemed SEPP) Willoughby Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Willoughby Development Control Plan Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 19 November 2020 Clause 4.6 Variation Request: Height of Building Clause 4.6 Variation Request: Floor Space Ratio Council memo: 22 October 2020 Written submissions during public exhibition: 107 Unique submissions received by way of objection: Verbal submissions at the public meeting 3 November 2020: <ul style="list-style-type: none"> Community members: Jan Primrose on behalf of PSYE, Sam Bush, Jane Ordon, Alexander Ordon, Fiona Nash, Jeff Davidson, Seona Donald, Radell Carlson, Andrew O’Sullivan, Stephen Davidson, Shane Redmond, Romana King, Michael Twemlow, George Elmassian,

		<p>Anne Holmes, Daniel Westcott, Melodie Kaplan, John Plowman, Deyarne Plowman, Paul Serra (on behalf of Nicole Serra & Mr & Mrs Qiu), Clare Wootten, Katrina Andrews, Olivia Albansee, Matt Vertzonis, Steve McGuire, Kevin Flannagan, David Ross.</p> <ul style="list-style-type: none"> ○ Council assessment officer – Christopher Nguyen. ○ On behalf of the applicant – Tina Christie, Stephen Abolakian, Aaron Gadiel
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 10 June 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Gail Giles-Gidney, Linda McClure ○ <u>Council assessment staff</u>: Ritu Shankar, Chris Nguyen • Final briefing to discuss council's recommendation: 3 November 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Jan Murrell (Chair), Susan Budd, Stephen Gow, Gail Giles-Gidney, Norma Shankie-Williams ○ <u>Council assessment staff</u>: Ritu Shankar, Chris Nguyen, Ian Arnott, Clare Woods
	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report