

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 12 February 2020 at 9.45am
LOCATION	North Sydney Council Ros Crichton Pavilion, 200 Miller Street, North Sydney

BRIEFING MATTER(S)

PPSSNH-33 – North Sydney – DA306/19

54, 56, 58 & 58A Wycombe Road, Neutral Bay

Demolition of buildings at 54 Wycombe and 58 Wycombe Road, removal of 34 trees, construction of a three storey building for seniors housing with 87 beds, restoration and adaptation of 56 Wycombe Road, minor modifications to 58A Wycombe Road, basement parking, ancillary infrastructure and landscaping.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam, Brian Kirk, Kenneth Robinson, Kevin Alker
APOLOGIES	Julie Savet Ward, Virginia Waller, Stephen Barbour
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Michael Stephens
OTHER	

KEY ISSUES DISCUSSED

- Overview of application and plans, and locality
- Summary of Statutory Controls
- Applicant provided a letter in Dec 2019 advising initial assessment could not support application in current form. Issues included
 - Height, bulk and scale is excessive when viewed from Aubin Street and Wycombe Road
 - The height of the building at the western rear boundary is excessive;
 - Non-compliance with SEPP Seniors in regard to cl48(b) and cl48(c)
- 46 objections received, submissions raised include:
 - Height exceedance
 - Required clause 4.6 not submitted
 - Landscaping
 - Streetscape
 - Heritage and conservation impacts
 - Traffic

TENTATIVE PANEL MEETING DATE: TBC