



<b>DATE OF DEFERRAL</b>	21 May 2020
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Noni Ruker, Brian Kirk, Kevin Alker, Ken Robinson
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Julie Savet Ward declared a non-pecuniary interest as relative is a resident at one of the care facilities operated by the Applicant.

Public meeting held via teleconference on 20 May 2020, opened at 10.10am and closed at 11.27am.

#### **MATTER DEFERRED**

PPSSNH-33 – North Sydney – DA306/19 at 54-58A Wycombe Road, Neutral Bay for a Seniors Housing development (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**

The Panel considers the application has considerable merit however unanimously agreed to defer the determination. The Panel felt the reasons for refusal are substantially resolvable.



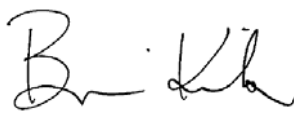
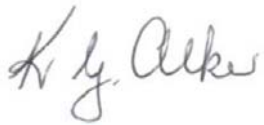

Additionally, the Panel request the Applicant further address the following issues:

1. The driveway design needs to be reconsidered to minimise any acoustic and visual impacts on the neighbouring residence at 66 Aubin Street and to improve the landscape buffer/separation;
2. The southern elevation needs an increased street-setback and landscaping including canopy trees. The building elements along the southern elevation (wall height, roof form and the Aubin Street setback along with architectural features including balconies, awnings, verandahs and parapets) should also be more compatible in scale and materials with the Wycombe Road streetscape and the conservation area. As a result of any changes in this regard, there should not be a transfer of any loss of floorspace to elsewhere on the site;
3. Overshadowing of 66 Aubin Street should be minimised to be no greater than the current level of overshadowing; and
4. The rear (western setback) should be increased in width and the building reduced in height in order to have reduced impact on the future development of 9 and 11 Thrupp Street.

The Panel requests the Applicant address these in consultation with Council. To allow the application to progress, amended information should be provided to Council by 30 June 2020 where practical.

When updated plans and information have been provided to Council, a Supplementary Assessment Report will be prepared and the Panel Chair will convene another public meeting to determine the matter.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Noni Ruker
 Brian Kirk	 Kevin Alker
 Ken Robinson	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-1 – North Sydney -DA306/19
2	PROPOSED DEVELOPMENT	Demolition of existing dwelling houses at 54 and 58 Wycombe Road, and expansion of an existing Residential Aged Care Facility at 58A Wycombe Road, providing 87 beds within a three and four storey building over basement carparking for 22 vehicles.
3	STREET ADDRESS	54-58A Wycombe Road, Neutral Bay
4	APPLICANT OWNERS	Applicant – Cranbrook RACF Pty Ltd Owners: 54 Wycombe Road – Wenbing Zhou and Min Luo Owners: 56 Wycombe Road – James Harris, Michael Harris and Anthony Harris Owners: 58 Wycombe Road – Bruce and Elaine Cornell Owners: 58A Wycombe Road – Cranbrook RACF Pty Ltd, directors; Stephen Bauer, Marc Bauer, Campbell Meldrum, Kerry Mann and Phillip Andrews
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>North Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>North Sydney Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 6 May 2020</li> <li>Clause 4.6 Request (SEPP Housing for Seniors) Height</li> <li>Applicants submission: 13 May 2020</li> <li>Council memo: 15 May 2020</li> <li>Written submissions during public exhibition: 52</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Community members – Megan Wildroither, Nick Tame, Julie Smiles, Sarah McDonald, David Saba, Clive Lucas.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Council assessment officer – Brett Brown (consultant planner for council)</li> <li>○ On behalf of the applicant – Deborah Rogerson, Lotti Wilkson, Tim Rogers, Mark Bofa, Stephen Davies</li> </ul>
<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing: 12 February 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Kevin Alker, Ken Robinson</li> <li>○ <u>Council assessment staff</u>: Michael Stephens</li> </ul> </li> <li>• Final briefing to discuss council's recommendation, 20 May 2020 at 9.30am. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Noni Ruker, Kevin Alker, Ken Robinson</li> <li>○ <u>Council assessment staff</u>: Michael Stephens, Cherry Kemp, Robyn Pearson, Brett Brown (consultant planner for council)</li> </ul> </li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Refusal
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report