

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 14 December 2022, 2:30pm to 2:45pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

**PPSSNH-342 – Northern Beaches - DA2022/1510 – 9 Francis Street, Dee Why and 28 Fisher Road, Dee Why.** Demolition works and Construction of a mixed use development to accommodate a café, church, conference centre, boarding house and two level of basement car park.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Graham Brown and Annelise Tuor
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Adam Susko
<b>Case Manager</b>	Carolyn Hunt

## KEY ISSUES DISCUSSED

- Site and application history noted
- Proposal is a new application, which as reduced number of boarding rooms (70 down to 51) and notes compliance with controls (height, FSR, car parking and boarding room requirements of size and orientation)
- Outline of new proposal –
  - Demolition of all existing structures
  - Construction of a mixed use development – 3 and 5 storey buildings, with café, church, conference centre, 51 room boarding house and manager's residence
  - Multi-purpose and overnight assistance areas on top floor
  - Rooftop communal open space
  - 2 level basement – 34 car spaces, 11 motorcycle spaces and 11 bicycle spaces
- Internal referrals:
  - Waste – internal clarification to be requested as comments note request for additional bins noted and layout and location of waste room concerns
  - Landscaping - additional details required for Fisher Road landscape treatment – additional area and planting required
  - Design Review Panel – way finding and internal circulation, boarding house access through the Church facilities, driveway relationship to public domain and betterment of communal spaces

- Outstanding referrals – Development Engineer, Water Management, Traffic Engineer and Strategic Planning
- 19 submissions (15 objecting) - ongoing construction impacts on nearby business operation, and residential concerns

Panel questions

- Noted height and bulk reductions, with increased setbacks and incorporation of windows to increase modulation
- Shading on rooftop open space to be confirmed
- Variation in boundary setback for basement level of 2.5m to enable safer traffic movement
- Compatibility of two different uses and the potential conflict, with consideration to be given to the separation of uses
- Challenging site noted

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** to be confirmed

**Planning Panels Secretariat**

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