

## Record of Preliminary Briefing Sydney North Planning Panel

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| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSSNH-549 – DA2024/1303 – 20-24 Melwood Avenue, Forestville  |
| <b>APPLICANT OWNER</b>                          | Ian Thomson<br>Forestville RSL Club Ltd   |
| <b>APPLICATION TYPE</b>                         | Development application   |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | Clause 2, Schedule 6 of the Planning Systems SEPP:<br>General development over \$30 million   |
| <b>KEY SEPP/LEP</b>                             | State Environmental Planning Policy (Resilience and Hazards) 2021<br>State Environmental Planning Policy (Planning Systems) 2021<br>State Environmental Planning Policy (Sustainable Buildings) 2022<br>State Environmental Planning Policy (Housing) 2021<br>Warringah Local Environmental Plan 2011 |
| <b>CIV</b>                                      | \$69,950,000.00 (excluding GST)   |
| <b>BRIEFING DATE</b>                            | 29 January 2025   |

### ATTENDEES

|                           |   |
|---------------------------|---|
| <b>APPLICANT</b>          | Ian Thomson, Greg Boston, Peter Hosking, Michael Briskas, Tony Mooney, David Whitely, Tom Burns |
| <b>PANEL MEMBERS</b>      | Peter Debnam, Brian Kirk, Nicole Gurran   |
| <b>COUNCIL OFFICER(S)</b> | Adam Croft, Stephen Findlay   |
| <b>CASE MANAGER</b>       | Lillian Charlesworth  |

**DA LODGED:** 24 October 2024

**DAYS SINCE LODGEMENT:** 97

**TENTATIVE PANEL DETERMINATION DATE:** Within the 275-day timeframe

### **KEY MATTERS DISCUSSED**

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- RFI issued last week, and applicant requires additional time to respond
- HOB, building plane, deep soil and FSR variations (RSF variation due to existing registered club building)
- Council advised multiple unresolved issues
- Water NSW has requested additional information
- Club to retain ownership and management of the unit development to minimise potential conflict between land uses within the site

### **NEXT STEPS**

- Meeting between Council and the applicant within the next two weeks
- Further Panel briefing to be held 26 February 2025

### **Note:**

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.