

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 26 March 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTER

PPSSNH-549 – Northern Beaches – DA2024/1303 – 20-24 Melwood Avenue, Forestville – Staged Redevelopment of the Forestville RSL Club

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Brian Kirk, Sue Francis, Annelise Tuor, Graham Brown
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Adam Croft, Steven Findlay, Tom Burns
APPLICANT	Ian Thomson, Greg Boston, Peter Hosking, Michael Briscas, Tony Mooney, David Whitely
PLANNING PANELS TEAM	Lillian Charlesworth, Jade Buckman

KEY MATTERS DISCUSSED

- Amended plans received and revised documents pending
- Streetscape and character issues – predominantly single storey dwelling area, although the site is within the Low Mid Rise area.
- Further setbacks of 1m required from front and side setbacks
- Photo montages required
- Driveway location and landscaping resolved
- Staging to enable existing club to continue trading while new club under construction. Panel advised conditions should not be allocated to stages to avoid modification applications.
- POM should indicate how residential component will operate, including transport facilities
- Car parking for club (versus residents) overprovided to ensure no overflow during peak weekend periods
- The DA has gone to Council's design panel twice and not intended to return to panel a third time
- Acoustic report should address the impact of operating hours on the residential component

NEXT STEPS

- Council likely to issue a further RFI this week

Planning Panels Team

- RFI response likely within 4 to 6 weeks by early May
- Council will require 4 to 6 weeks to finalise assessment report (renotification and re-referrals required)

TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBD with Council in mid-April (after amended plans submitted)

Planning Panels Team

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