

Record of Preliminary Briefing Sydney North Planning Panel

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

ATTENDEES

APPLICANT	Ian Thomson, Greg Boston, Peter Hosking, Michael Briscas, Tony Mooney, David Whitely,
PANEL MEMBERS	Peter Debnam, Brian Kirk, Nicole Gurran
COUNCIL OFFICER(S)	Adam Croft, Stephen Findlay, Tom Burns
CASE MANAGER	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.