

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday 26 August 2020
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER(S)****PPSSNH-80 – Northern Beaches – DA2020/0393**

28 Lockwood Avenue, Belrose

Demolition of existing structures and construction of a mixed use development.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Steve Kennedy declared a conflict having previously been engaged as an architect on this site.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Tony Collier, Geoff Goodyer (consultant planner for council), Anne-Marie Young
<b>OTHER</b>	Kim Holt – Panel Secretariat

**KEY ISSUES DISCUSSED**

- Overview of application and site
- Council have spoken with the applicant and requested further information by 31 August 2020, additional information requested includes:
  - Failure to satisfy SEPP 65 principles
  - Solar and daylight access to the proposed apartments
  - Ventilation
  - Apartment size and layout
  - Private open space and balconies
  - Internal and basement level storage
  - Building height
  - Geotechnical report
  - Referral comments
- Panel requested clarification on deep soil planting
- Panel also requested clarification on the contamination from adjoining service station
- Clause 4.6 variation request requires further information.

**SUBMISSIONS****Planning Panels Secretariat**4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- 134 submissions received; unique issues raised include:
  - Excessive height, bulk and scale, traffic impacts, out of character with the area, excessive density, insufficient car parking, impact on trees, inadequate setbacks, impacts during construction, noise, unnecessary and excessive retail areas, inconsistency with the zoning of the land, overshadowing, loss of privacy, precedent for similar development, economic impacts.

**ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE:** December 2020

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.