



Design + Sustainability Advisory Panel Meeting Report – Date 28 October 2021

2 - 5 Skyline Place, FRENCHS FOREST

PANEL COMMENT AND RECOMMENDATIONS

General

The Panel has reviewed this proposal previously on:

22 October 2020 and 25 March 2021

The Panel recognises a range of significant improvements to the design, in particular the reduction in the height of the towers that has a number of benefits and improves the amenity of the courtyard space.

The Panel also recognises the improved landscape design and the preparation of a number of supporting strategies and commitments that are outline in correspondence of 13 October 2021.

For clarity these are repeated here:

- Solar Access Analysis
- Revised Design Report
- Revised Landscape Drawings
- Wayfinding and Signage Strategy
- Sustainability Strategy
- Enhanced BASIX Certificate
- Enhanced NATHERS

The Panel understands and appreciates that this has been a lengthy process, but would respectfully point out that this is primarily due to the proposal not being consistent with what had been envisaged for the area, whether or not it is technically permissible.

Summary of changes

In terms of the planning the changes appear to be as follows:

The main changes to the design are:

Basement 2: reduction in excavation NE corner

Basement 1: minor rearrangements, no change to the extent of the excavation

Ground: deletion of theatre, minor changes to commercial

Levels 1-4: no discernible changes

Level 5: minor changes to depth of balconies and reduction in the number of units in NE and SW

Level 6: Deletion of common area and rooftop community garden in eastern block, changes to units, additional units in SW

Level 7: Deletion of NW tower and above, changed floor plans E block



Determination by Sydney North Planning Panel

The Panel notes the very detailed assessment of the previous version of the proposal undertaken as part of the assessment by the Sydney North Planning Panel.

The most significant changes are to the height of the building and a significant improvement in the landscape design.

However, there are also desirable elements that have been removed such as the roof top common area.

The reasons for refusal were wide ranging, refer to page 61- 63 of the SNPP Council Assessment Report. The key question for the DSAP is therefore whether in its view the changes to the design could be the basis for approval.

It is the view of the Panel that they are not on the following basis:

1. State Environmental Planning Policy (Housing for seniors or People with a Disability) 2004 (SEPP HSPD 2004)

The changes to the design do not outweigh the identified incompatibility with the context.

2. State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) and Associated Apartment Design Guide (ADG)

The changes to the design do not outweigh the identified incompatibility with the context or adequately meet the ADG requirements as detailed p27 onward. There have been no significant changes to the design of layout of the units.

3. Warringah Local Environmental Plan (WLEP 2011)

The changes to the design do not outweigh the identified incompatibility with the objectives of the zone.

4. Non-compliance with Warringah DCP 2011 (WDCP 2011)

The changes to the design do not outweigh the identified inconsistency with the identified objectives of DCP, including setbacks, bulk (even with the reduction in height) and site coverage which remains unchanged.

5. The proposed Land use (Seniors Housing) is consistent with Council's Northern Beaches Hospital Precinct Structure Plan

The changes to the design do not outweigh the identified inconsistency with the Northern Beaches Hospital Precinct Structure Plan.

6. Public Interest

The changes to the design do not outweigh the factors that have determined that the development is not in the public interest.

CONCLUSION

The Panel does not consider the design changes outweigh any of the factors that have been the basis for refusal by the SNPP.



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