

DATE OF DEFERRAL	24 May 2023
PANEL MEMBERS	Peter Debnam (Chair), Nicole Gurran, Brian Kirk, Peter Biscoe
APOLOGIES	Marcus Sainsbury
DECLARATIONS OF INTEREST	Annelise Tuor and Graham Brown participated in Local Planning Panel meeting and voted to refuse this application.

Public meeting held by videoconference on 24 May 2023, opened at 9:30am and closed at 11:15am.

MATTER DEFERRED

PPSSNH-367 - DA2021/1912 – Northern Beaches - 389 Pittwater Road, North Manly, 2-4 Lakeside Crescent, North Manly, 8 Palm Avenue, North Manly, Boarding house & Mixed-use development, Alterations and additions to an existing building for a mixed-use development including seniors housing and boarding house.

REASONS FOR DEFERRAL

The Panel unanimously resolved to defer the determination of this matter to seek further information.

The Panel noted the design and evolution of this substantial Crown project has been underway for several years with extensive consultation between Applicant, Council and community. However, several key issues remain unresolved as evidenced by the Council's suggested reasons for refusal and the Applicant's letter of response dated 5th April 2023.

The Panel also noted very little progress had been made in resolving the key issues over recent months and this despite the Panel's specific request in March 2023 that the parties meet to progress this Crown project.

Given the inability of the parties to make progress over recent months, the Panel decided to defer the determination and seek independent advice from an expert planner in relation to the application.

Consequently, both parties are asked to co-operate with a Panel appointed expert planner tasked with urgently giving such advice. The expert planner will provide such advice to the Panel as soon as possible (and may seek the Council's and Applicant's urgent input) which will include tsunami and flooding considerations.

The expert planner will have access to all documentation but will focus on the Council's Reasons for Refusal and the Applicant's Responses in their 5th April letter and any other matters considered relevant by the expert planner. The expert planner may confer with the Panel, the Applicant and the Council, and any relevant third parties such as the SES.

When the expert planner's advice has been received, the Panel may convene a further meeting to determine the matter, or alternatively, determine the application electronically.

The Panel's decision to defer the matter was unanimous.

PANEL MEMBERS

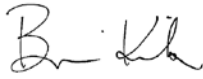
Peter Debnam (Chair)



Nicole Gurran



Brian Kirk



Peter Biscoe



SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-367 - DA2021/1912 – Northern Beaches
2	PROPOSED DEVELOPMENT	Boarding house & Mixed-use development, Alterations and additions to an existing building for a mixed-use development including seniors housing and boarding house.
3	STREET ADDRESS	389 Pittwater Road, North Manly, 2-4 Lakeside Crescent, North Manly, 8 Palm Avenue, North Manly
4	APPLICANT/OWNER	Applicant: Zack Wilson Owner: Landcom
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Hazards and Resilience) 2021 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy No 65 – Design Quality of Residential apartment Development (SEPP 65) ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP HSPD) ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPPARH) ○ Warringah Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Development Control Plan 2011 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 10 May 2023 • Written submissions during public exhibition: 85 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Jennifer Hambling, Sean Fry, James Lovell ○ Council assessment officer – Jordan Davies ○ On behalf of the applicant – Janelle Goulding, Paul Grech, Hannah Blumberg, Andrew Elia, Dr. Brett Phillips, Andrew McAnulty, Jillian Sneyd • Total number of unique submissions received by way of objection: 85
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 15 March 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran, Marcus Sainsbury, Peter Biscoe ○ <u>Council assessment staff</u>: Jordan Davies

		<ul style="list-style-type: none"> ○ <u>Applicant representatives</u>: Bill Donohoe, Zack Wilson, Andrew McNulty • Final briefing to discuss council's recommendation: 24 May 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran, Peter Biscoe ○ <u>Council assessment staff</u>: Jordan Davies
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not Applicable