

## Record of kick-off Briefing Meeting

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-250 – Willoughby - DA-2013/147/F - 2 Northcote Street, Naremburn
<b>APPLICANT / OWNER</b>	Joanne McGuinness / Richard Prowse c/- Bedoba Holdings Pty Ltd
<b>APPLICATION TYPE</b>	S4.55(2) Modification Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 123BA, Environmental Planning and Assessment Regulation, 2000
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Infrastructure) 2007
<b>CIV</b>	\$17,937,870.00 (excluding GST)
<b>SCHEDULED MEETING DATE</b>	7 September 2021

### REQUIRED ATTENDEES

<b>APPLICANT</b>	Joanne McGuinness, Adam Arias, Ben Pomroy, Michael Clark and Matthew Billing
<b>PANEL</b>	Peter Debnam (Chair) and Brian Kirk
<b>COUNCIL</b>	Mark Bolduan and Ian Arnott
<b>CASE MANAGER</b>	Alexandra Hafner and Stuart Withington

### OTHER ATTENDEES

<b>RSDA Team</b>	Angela Kenna and Suzie Jattan
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## **ISSUES DISCUSSED**

- Introductions
- Applicant summary:
  - Site has changed ownership
  - Proposed modifications – alters to the building envelope, setbacks and height, increases in height to allow for a rooftop communal terrace; remove childcare centre and replace with business/retail premises and shop top housing; alters to the general arrangement and configuration of building envelope; no change to Stage 1 of the Concept Approval.
  - Childcare centre is a requirement of the original proposal. The use no longer remains a best use of the site and so sought to be removed under subject modification application.
- Council summary
  - Council largely satisfied with the modification application as the fundamentals of the concept plan remain unchanged.
- Exhibition underway - 25 August to 15 September. Two (2) submissions received to date.
- Council is yet to undertake a complete assessment.

## **KEY ISSUES FOR CONSIDERATION**

- Removal of childcare centre and replacement with business/retail premises and carparking
- Variation to height
- Variation to setback
- Pergola detail
- Landscape plans

## **REFERRALS REQUIRED**

- Internal referrals completed

**TENTATIVE PANEL BRIEFING DATE – 6 October 2021**

**TENTATIVE PANEL DETERMINATION DATE – 20 October 2021**