

## RSDA Kick-Off Briefing Agenda Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-264 - Willoughby – DA-2021/300 - 452 - 460 Willoughby Road & 1A - 27 Walter Street, Willoughby
<b>APPLICANT / OWNER</b>	Mo Cheheilnabi on behalf of Walter Projects Pty Ltd
<b>APPLICATION TYPE</b>	Capital Investment Value > \$30M
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 State Environmental Planning Policy (State and Regional Development) 2011
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Infrastructure) 2007 Willoughby Local Environmental Plan 2012
<b>CIV</b>	\$68,722,749.00 (excluding GST)
<b>MEETING DATE</b>	2 November 2021

### ATTENDEES

<b>APPLICANT</b>	Mo Cheheilnabi, Walter Projects Pty Ltd Chris Rose, Walter Projects Andrew Darroch, Consultant Planner, Mersonn John Lock, Landscape Architect Brendan O'Sullivan
<b>PANEL CHAIR</b>	Peter Debnam – Panel Chair Brian Kirk – Panel Member
<b>COUNCIL</b>	Ian Arnott Peter Wells Wil Robertson Ritu Shankar
<b>CASE MANAGER</b>	Stuart Withington
<b>RSDA TEAM</b>	Suzie Jattan

## **ISSUES DISCUSSED**

- Introductions.
- Council summary.
- Applicant summary.
- Public exhibition is underway.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney North Planning Panel and therefore future comment will not be limited to the detail contained below.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Site isolation of 462 Willoughby Road and 29-31 Walter Street
- Minimum site area
- FSR
- Height
- Geotechnical Report
- Acoustic Report considerations to include air quality applicable under Clause 101 of the Infrastructure SEPP.
- Car parking
- Adaptable units

## **REFERRALS**

### Internal

- Building, Open Space, Waste, Health, Traffic, Urban Design, Contributions, Environment, Design Excellence

### External

- TfNSW
- Chatswood LAC
- Ausgrid

**RFI SUBMISSION DATE** – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

**TENTATIVE PANEL DETERMINATION DATE** 14 December 2021 or 19 January 2022