

Record of Kick-Off Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-298 - 2019/247/A – Willoughby, 26 Crabbes Avenue, North Willoughby, 243 Penshurst Street, North Willoughby, 247-255 Penshurst Street, North Willoughby, 15 Horsley Avenue, North Willoughby.
APPLICANT / OWNER	Applicant – Ziad Zeino Owner - Willoughby Legion Ex-Services Club Limited
APPLICATION TYPE	Modification Application
REGIONALLY SIGNIFICANT CRITERIA	Part 5, Environmental Planning and Assessment Regulation 2021
KEY SEPP/LEP	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 004 (Seniors SEPP) State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and NSW Design Guide (ADG) SEPP No. 55 – Remediation of Land SEPP (Infrastructure) 2007 – Schedule 3 – Traffic Generating Development Willoughby Local Environmental Plan 2012
CIV	\$86,155,905.00 (excluding GST)
BRIEFING DATE	27 April 2022

ATTENDEES

APPLICANT	Ziad Zeino, Tina Christy
PANEL	Peter Debnam (Chair), Julie Savet Ward
COUNCIL	Peter Wells, Ritu Shankar, Ian Arnott
PLANNING PANELS SECRETARIAT	Alexandra Hafner, Suzie Jattan

DA LODGED: 8 February 2022

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

TENTATIVE PANEL BRIEFING DATE: 27 April 2022

TENTATIVE PANEL DETERMINATION DATE: 1 June 2022

ITEMS DISCUSSED

- Introduction.
- Council summary.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- 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 within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Clarification of FSR and GFA
- Reduction of the basement level
- Approved and proposed building heights under applicable SEPPs
- Privacy screening
- Engineering
- Introduction of the external lift
- Inclusion of 15 Horsley Avenue, burdened by proposals drainage easement, in the site description
- Outstanding internal and external referrals.

REFERRALS

Internal

- Building
- Landscaping
- Traffic
- Heritage
- Engineering (stormwater and parking)

External

- TfNSW Traffic Generating Development (awaiting response)