

Record of Kick-Off Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-307 - DA-2022/161 – Willoughby, 871-877 Pacific Highway, Chatswood
APPLICANT / OWNER	Applicant – Mike Armstrong – Goldfields Chatswood No. 2 Pty Ltd Owner - Megaland Group Pty Ltd
APPLICATION TYPE	Demolition of all existing site structures, construction of 27-storey mixed use development comprising 76 residential apartments above commercial/retail/office use, 6-level basement for 93 cars, right-of-way allowing public access, public domain improvements.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development; State Environmental Planning Policy (State and Regional Development) 2011; Willoughby Local Environmental Plan 2012
CIV	\$46,035,200.00
BRIEFING DATE	15 June 2022

ATTENDEES

APPLICANT	Mike Armstrong, Rob Battersby, James Chase, Sam Clagett Alistair Wood, Anita Vukovic
PANEL CHAIR	Peter Debnam, Julie Savet Ward
COUNCIL OFFICER	Peter Wells, Ritu Shankar
CASE MANAGER	Alexandra Hafner
RSDA TEAM	Suzie Jattan and Cameron Brooks

DA LODGED: 04/05/2022

TENTATIVE PANEL BRIEFING DATE: 17 August 2022

TENTATIVE PANEL DETERMINATION DATE: 14 September 2022

Estimated completed assessment report date: 31 August 2022

ISSUES LIST

- Public exhibition is yet to occur.
- 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

Applicant

- Introduction and background.
- Gazetted on 06/05/2022
- Key issue;
 - Internal referrals from Council and AUSGRID referral outstanding.

Council

- Outstanding referrals: landscaping, waste, traffic and urban design.
- Council to send RFI.
- Key issues:
 - Loading bay and sweep paths.
 - Stormwater management.
 - Podium height.
 - Additional details on drawings (room, wardrobe dimensions etc)

Panel

- Key issues:
 - Council and applicant to resolve podium height prior to next briefing.
 - Impact of railway on communal open space.