

## Record of Kick-Off Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-310 -DA 2022/166 – Willoughby, 753 Pacific Highway and 15 Ellis Street, Chatswood
<b>APPLICANT / OWNER</b>	Applicant – Daniel Barber - The Trustee for Ellis St Development Trust Owner – Ellis Street Developments Pty Ltd
<b>APPLICATION TYPE</b>	Demolition of existing structures and construction of a 17-storey mixed use development comprising 4-storey commercial / retail / residential podium, and 13-storey residential tower comprising 49 apartments, with 5-level basement carpark comprising 62 car spaces
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy 65 – Design Quality of Apartment development and the Apartment Design Guide Willoughby Local Environmental Plan 2012 (as amended)
<b>CIV</b>	\$37,934,213.00
<b>BRIEFING DATE</b>	15 June 2022

### ATTENDEES

<b>APPLICANT</b>	Daniel Barber, Jason Rudd, Harrison Depczynski, Rachel Yabsley, Adam Haddow,
<b>PANEL CHAIR</b>	Peter Debnam, Julie Savet Ward
<b>COUNCIL OFFICER</b>	Peter Wells, Ritu Shankar
<b>CASE MANAGER</b>	Alexandra Hafner
<b>BSDA TEAM</b>	Alexandra Hafner, Suzie Jattan and Cameron Brooks

**DA LODGED:** 13/05/2022

**TENTATIVE PANEL BRIEFING DATE:** 17 August 2022

**TENTATIVE PANEL DETERMINATION DATE:** 21 September 2022

**Estimated completed assessment report date:** 07 September 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.
- Key issues:
  - Height and overshadowing impacts on croquet club.
  - Waste collection strategy.
  - Lane way and waste collection.
  - Internal parking arrangements.
  - Non-residential FSR.

### **Council**

- RFI to be sent to applicant.
- Key issues:
  - Waste collection strategy.
  - Setbacks and solar access.
  - Non-residential FSR.
  - Shared pathway along Pacific Highway.
  - Traffic Committee potential delays.
  - Single/dual access.
  - Ellis Street speed reduction.

### **Panel**

- Key issues:
  - Council and applicant to resolve issues prior to next briefing.
  - Succinct Section 4.6 to justify the environmental planning grounds and reasons a variation is required.