

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-333 – DA/2022/240 – Willoughby Council – 42 Archer Street Chatswood
<b>APPLICANT / OWNER</b>	Oscar Williams, Willow Capital
<b>APPLICATION TYPE</b>	Development application
<b>DESCRIPTION</b>	Demolition of existing residential flat building and construction of a 26-storey building comprising community facilities from ground level to Level 3, residential communal open space at Level 3, 42 residential units above, and 4 levels of basement carparking.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of the Planning Systems SEPP
<b>KEY SEPP/LEP</b>	SEPP (Resilience and Hazards) SEPP (BASIX) 2004 SEPP 65 – Design Quality of Residential Flat Development SEPP Infrastructure Draft Willoughby Local Environmental Plan Amendments Willoughby Local Environmental Plan 2012
<b>CIV</b>	\$47,498,542.00 (excluding GST)
<b>BRIEFING DATE</b>	21 September 2022

### ATTENDEES

<b>APPLICANT</b>	Oscar Williams, Andrew Darroch, Matilda Leake, Guy Lake
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Julie Savet Ward
<b>COUNCIL OFFICER</b>	Peter Wells, Ritu Shankar, Clare Woods
<b>RSDA CASE MANAGER</b>	Stuart Withington

Council is yet to undertake its full application assessment, so this record is not a final list of the issues to be considered in order to draft its recommendation.

The application is yet to be considered by the full Planning Panel and therefore future comment will not be limited to the detail contained within this record.

DA LODGED: 08/08/2022

Proposed Exhibition dates: 15/8/2022 to 5/9/2022

TENTATIVE PANEL DETERMINATION DATE: 12 April 2023

Estimated completed assessment report date: 31 March 2023

#### Applicant

The proposal for a 90m RFB is reliant on cl 4.6 applications to vary the height (34m) and FSR standards in the R4 High Density Residential Zone.

DA lodged due to uncertainty on when LEP development controls will be updated.

#### Council

No pre-DA discussions held, concerns that DA is premature and should wait for finalisation of LEP amendments.

Draft LEP amendments not imminent.

Noted concerns with:

- minimum site area
- design excellence
- site isolation
- setbacks and privacy
- ADG compliance

Internal referrals require further information on:

- Stormwater and access issues
- Overshadowing of adjacent heritage area
- Groundwater interception
- Contamination

#### Panel

The Panel requests the Applicant and Council meet as soon as possible to further discuss the key issues before meeting again with the Panel members in early to mid-October 2022.