

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 19 October 2022, 10am-11am
<b>LOCATION</b>	MS Teams

#### BRIEFING MATTER(S)

##### **PPSSNH-333 – Willoughby Council – DA-2022/240 – 42 Archer Street, Chatswood 2067**

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.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Tanya Taylor and James Harrison
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Peter Wells, Norma Shankie-Williams, Will Robertson, Mitchell Noble, Ritu Shankar
<b>OTHER</b>	Applicant (Willow Capital): Oscar Williams Bates Smart (Architect): Guy Lake, Matlida Leake Mersonn (Planners): Andrew Darroch

#### KEY ISSUES DISCUSSED

Discussion centred around relative merits of progressing the development application versus a planning proposal approach.

The Chatswood CBD Planning and Urban Design Strategy 2036 is Council's endorsed strategy that the future LGA-wide LEP will reflect. The timing of the LGA-wide LEP is not certain at this stage.

There are a number of issues with the DA that concern Council including:

- setbacks
- site area
- reliance on clause 4.6 and
- lack of design excellence process.

#### Planning Panels Secretariat

The Panel requested that the Council and applicant meet to discuss the way forward as a matter of urgency.

The Panel noted its preference to determine the matter this year.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: late November 2022.**