

**Record of Briefing
Sydney North Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-378 - DA 2023/64 – Willoughby, 3 ABBOTT ROAD ARTARMON, Demolition of the existing building and construction of a 3-storey residential flat building containing 12 units (9 x 2 bed, 3 x 3 bed), and basement carparking for 8 cars.
APPLICANT / OWNER	Applicant – Margaret Blackman - Chapman Planning Pty Ltd Owner – Willoughby City Council
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Council interest
KEY SEPP/LEP	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development Willoughby Local Environmental Plan 2012
CIV	\$7,342,137.00
BRIEFING DATE	19 April 2023

ATTENDEES

APPLICANT	Tim Cooper, Ant Nolan, Cameron
PANEL	Peter Debnam, Brian Kirk
COUNCIL OFFICER	Peter Wells, Ritu Shankar
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Suzie Jattan

Key Issues

- HOB seems to be non-compliant
- Solar access to development and adjoining property to south

- ADJ 3m setback needs further details
- Rear platform should be better resolved to avoid appearance of large floating slab
- Landscaping
- Identify shade structures
- Advise how affordable housing component will be managed
- Still awaiting some internal referrals that may raise new issues

RFI SUBMISSION DATE – expected to be issued within next 10 days

DA LODGED: 08 March 2023

TENTATIVE PANEL BRIEFING DATE: not required

TENTATIVE PANEL DETERMINATION DATE: 19 July 2023