

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-541 – DA216/2024 – 62 Willoughby Street, Kirribilli
APPLICANT OWNER	Kristy Hodgkinson Pattons Slipways Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 7, Schedule 6 of the Planning Systems SEPP: Designated development
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 North Sydney Local Environmental Plan 2013
CIV	\$3,001,110.00 (excluding GST)
BRIEFING DATE	12 February 2025

ATTENDEES

APPLICANT	Kristy Hodgkinson William Loader Andrew Buckland
PANEL MEMBERS	Peter Debnam, Brian Kirk, Nicole Gurrán
COUNCIL OFFICER(S)	Jim Davies, Surb Bhatti, Stephen Beattie
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 9 September 2024

DAYS SINCE LODGEMENT: 156 days

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Difficult for council to readily compare the current proposal with previously refused DA
- Currently 16 public submissions – key issue is clarity re nature of the application
- Was 2 storey, now single storey, so reduced visual impacts
- Lease area has been reduced by NSW Maritime and will affect potential impacts including area of navigable waterway
- Proposed crane now max. 4.5m in height as was 40 tonne capacity and now 15 tonne, so reduced visual impact (expect boats to be removed from water within approx. 30mins, likely up to 5 times per week). A condition of consent and POM will ensure that the crane needs to be closed when not in use and an 18m maximum vessel length applies.
- Equitable share of using waterway is a consideration (e.g. with Sydney Flying Squadron)
- EPA licensing is required

NEXT STEPS

- An RFI will be issued in next few days
- Council and applicant to meet on site next Wednesday
- May require renotification
- Council to provide a tentative determination date after the on-site meeting

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.