

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-548 – DA2024/1362 – 40 Myoora Road, Terrey Hills
APPLICANT OWNER	Eliza Hannah Gardoxi Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: General development over \$30 million
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 (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 Warringah Local Environmental Plan 2011
CIV	PPSSNH-548 – DA2024/1362 – 40 Myoora Road, Terrey Hills
BRIEFING DATE	5 February 2025

ATTENDEES

APPLICANT	Ben Isaac, Chris Grinham, Sarah Horsfield, Eliza Hannah, Eliza Scobie
PANEL MEMBERS	Peter Debnam, Brian Kirk, Nicole Gurrán
COUNCIL OFFICER(S)	Anne-Marie Young, Adam Richardson
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 18 October 2024

DAYS SINCE LODGEMENT: 110

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:

- Hospitality venue proposed with 3 restaurants, live entertainment, parking etc.
- Key issues: traffic and access (TfNSW – concurrence pending), shortfall of parking provision and open space, acoustics, work within side setback and landscape buffer required
- RFI issued 17 January 2025
- Panel indicated POM and SEE are inadequate. For example, the applicant is to ensure proposed uses are consistent with zone objectives and the rationale for additional uses. Ancillary uses are to be justified. The function centre and restaurants need to be adequately addressed in POM.

NEXT STEPS

- RFI response will be submitted following a meeting with Council and updated supporting documents
- Further Panel briefing to be held 16 April 2025
- Assessment report pending TfNSW concurrence (potentially April/May)

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.