

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-554 – DA-2924-274 – 224 Sydney Street, North Willoughby 330 Penshurst Street, North Willoughby 332 Penshurst Street, North Willoughby 334 Penshurst Street, North Willoughby 336 Penshurst Street, North Willoughby 338 Penshurst Street, North Willoughby 340 Penshurst Street, North Willoughby 342 Penshurst Street, North Willoughby
APPLICANT OWNER	Antony Robb, Evolution Planning Pty Ltd Willoughby Property Project Trust
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 (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 State Environmental Planning Policy (Housing) 2021 Willoughby Local Environmental Plan 2012
CIV	\$31,257,492.00 (excluding GST)
BRIEFING DATE	29 January 2025

ATTENDEES

APPLICANT	Antony Robb Nick Sissons Christian Cooksley Mathew Koura Sam Koura
PANEL MEMBERS	Peter Debnam Brian Kirk

APOLOGIES	Nicole Gurran
COUNCIL OFFICER	Lawrence Huang, Wil Robertson, Sylvania Mok and Ritu Shankar
CASE MANAGER	Lillian Charlesworth

DA LODGED: 21 November 2024

DAYS SINCE LODGEMENT: 69

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

- Key issues for council are: HOB and FSR variation, affordable housing and VPA
- Challenges due to slope of the site require variations to development standards re open space at roof level and to enhance solar amenity
- Applicant prefers affordable housing monetary contribution
- A letter of offer to Council is pending and will reflect public benefits
- Internal Council referral responses pending
- A through site link is required by the DCP and Council's position is that concessions for this benefit are reflected in the existing development standards
- Office of Water has issued an RFI
- Council to check whether design changes are required to address waste management

NEXT STEPS

- RFI to be issued within next two weeks
- Applicant and Council should meet to discuss RFI
- A Design Review Panel meeting to be held

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.