

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-575 – eDA0516/24 – 136-148 Fox Valley Road, Wahroonga
<b>APPLICANT OWNER</b>	Julian Frate Australasian Conference Association Limited
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 3, Schedule 6 of the SRD SEPP: General development over \$30 million
<b>KEY SEPP/LEP</b>	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 Ku-ring-gai Local Environmental Plan 2015
<b>CIV</b>	\$38,931,898.00 (excluding GST)
<b>BRIEFING DATE</b>	12 March 2025

### ATTENDEES

<b>APPLICANT</b>	Julian Frate, Janene Fowlstone, Sally Lewis, Claire Burdett, Ben Porges, James McCarthy,
<b>PANEL MEMBERS</b>	Peter Debnam, Brian Kirk
<b>COUNCIL OFFICER(S)</b>	Jonathan Goodwill, Shanika Kappagoda, Rathna Rana, Asmaa Rabiee, Kerry Hunter
<b>PLANNING PANELS TEAM</b>	Nikita Lange, Jade Buckman

**DA LODGED:** 5 December 2024

**DAYS SINCE LODGEMENT:** 97 days

**TENTATIVE PANEL BRIEFING DATE:** 2 April 2025

**TENTATIVE PANEL DETERMINATION DATE:** Within the 275-day timeframe

## **KEY MATTERS DISCUSSED**

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

- Inconsistencies with concept plan with regard to the location of APZ and built form
  - approval needs to be sought from the Department of Planning, Housing and Infrastructure to change the APZ line
  - the APZ submitted is the same as the approval sought from the Department as part of Mod 9, determination issued from DPHI late 2022
- A development application cannot amend conditions related to a concept plan approval
- Removal of trees 108 and 109 will require a BDAR, as they are critically endangered (Blue Gum High Forest)
- Non-compliance with deep soil control
- Key issues received from submissions:
  - Insufficient landscaping
  - substantial increase in residents
  - Inadequate public transport, and,
  - excessive traffic volume
- Council is awaiting comments from environmental health

## **NEXT STEPS**

- Council to issue RFI within 7 days
- Applicant and Council to schedule a time to clarify the development being sought and whether the application is consistent with the concept plan

### **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.