

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-579 – DA-2025/17 – 31 & 35 Archer Street Chatswood
APPLICANT OWNER	Mecone Yijun Fang & Kah Chun Bernard
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Private infrastructure and community facilities over \$5 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 (Housing) 2021 Willoughby Local Environmental Plan 2012
CIV	\$5,322,673.62 (excluding GST)
BRIEFING DATE	9 April 2025

ATTENDEES

APPLICANT	Dr Eric Zhang, Tracey Li, Gemma Bassett, Keith Lam, Josh Milston, Nicholas Kennedy, Bshara Khouri
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Peter Wells, Ritu Shankar, Clare Woods, Lachlan Marshall, Sylvania Mok, Tam Scipio
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 22 January 2025

DAYS SINCE LODGEMENT: 77 days

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:

- Panel have asked for confirmation of whether the CIV for the affordable housing component exceeds \$5m, excluding GST. The DA will be returned to Council if it is not an RSDA.
- In relation to varying Clause 6.25, the appropriateness of using a Clause 4.6 variation request to be confirmed by Council
- The anticipated non-residential uses for the site should be clarified
- Council considering overshadowing, bulk and scale issues
- Community housing provider not yet advised
- Engineering, landscaping and waste internal referrals pending
- Owners consent for tree removal required and advise impact on structural root zone

NEXT STEPS

- Council anticipate issue of RFI within 2 weeks (subject to internal referrals)

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.