

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-613 – DA2025/0077 – 10, 16, 20, 22 & 28 Lawrence Street, Freshwater
APPLICANT OWNER	Thanh Quach, MD Living Pty Ltd Lawrence St Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the SRD 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 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Warringah Local Environmental Plan 2011
CIV	\$31,384,845.00
BRIEFING DATE	2 April 2025

ATTENDEES

APPLICANT	Thanh Quach, Robert Burger, Michael Bacik, Ben Craig, Yousheng Li, Peter Brown, Steven Fighera
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Maxwell Duncan, Rodney Piggott
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 4 February 2025

DAYS SINCE LODGEMENT: 57 days

TENTATIVE PANEL DETERMINATION DATE: TBD in consultation with council, 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:

- Awaiting internal (including traffic) and external referrals (integrated referral with Water NSW)
- Council concerns include HOB (21% variation re rooftop communal open space and lift overrun - mainly due to slope and viable floorplates), interface with adjoining low-density housing (re privacy/separation) and loading bay (options limited by slope – inadequate clearance height for small truck in basement).
- Interface measures include average 10m setback, landscaped buffer zone and privacy screens on southern balconies
- Details to be provided on how customer car parking will be managed
- Proposed floor to floor height of 3.2m

NEXT STEPS

- RFI will be issued within 2 weeks

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.