

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-631 – eDA0180/25 – 3-3A Beaconsfield Parade, Lindfield
APPLICANT OWNER	Vaughan Milligan Turramutta 88 Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Housing) 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
CIV	\$64,591,524.00 (excluding GST)
BRIEFING DATE	2 July 2025

ATTENDEES

APPLICANT	Vaughan Milligan, Mo Chehelnabi
PANEL MEMBERS	Peter Debnam, Brian Kirk
COUNCIL OFFICER(S)	Asmaa Rabie, Jonathan Goodwill
CASE MANAGER	Lillian Charlesworth

DA LODGED: 22 April 2025

DAYS SINCE LODGEMENT: 71 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:

- Key issues raised by Council include isolation of an adjoining site, stormwater drainage and landscaping
- A drainage easement bisects the site and no owners consent to drain across Council owned land
- Clause 6.6 of the LEP may be a prohibition, rather than a development standard, in which case a clause 4.6 application may not be appropriate. This needs to be addressed in Council's final assessment report.

NEXT STEPS

- Council expect to issue an RFI in next two weeks
- Council and the Applicant will meet to discuss the RFI and clause 6.6
- Council are to advise the Planning Panels Team if a further Panel briefing is required (due to any unresolved key issues) prior to the determination date

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.