

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-638 – eDA0219/25 – 24-26 Russell Avenue, Linfield
APPLICANT OWNER	Babak Chegini Su-Lynn Lee, XLY Investment PL
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital investment value greater than 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 (Housing) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Ku-ring-gai Local Environmental Plan 2015
CIV	\$30,709,991.00 (excl GST)
BRIEFING DATE	23 July 2025

ATTENDEES

APPLICANT	Bobby Chegini, William Fleming, Wiegwe Meijer
PANEL MEMBERS	Peter Debnam, Brian Kirk
CONFLICT OF INTEREST	Sue Francis
COUNCIL OFFICER(S)	Brent Pearce, Stuart Wilson
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 13 May 2025

DAYS SINCE LODGEMENT: 71 days

TENTATIVE PANEL DETERMINATION DATE: Early October 2025

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:

- Sydney Metro will be seeking additional info
- Internal engineering referral pending (parking and access issues)
- HOB is key issue raised by Council (max. 18.5m preferred by Council)

NEXT STEPS

- RFI letter will be issued next week with 21 days to respond
- Renotification may be required

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.