

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-644, eDA0255/25, 4B Charlton Ave & 8 Charlton Ave, Turramurra, 2074
APPLICANT / OWNER	ArtMade Architects/ Jianno Zhou
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 True State Environmental Planning Policy (Resilience and Hazards) 2021 True State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Ku-ring-gai Local Environmental Plan 2015
CIV	\$5,990,671.00 (Exc. GST)
BRIEFING DATE	27 August 2025

ATTENDEES

APPLICANT	Alok Sabne, Brenton Romeo
PANEL MEMBERS	Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Phillip Johnston, Jonathan Goodwill
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Anaise Nagy

DA LODGED: 29 May 2025

DAYS SINCE LODGEMENT: 90 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:

- A pre-DA meeting was held but that was two or so years ago and the design has changed significantly since that time.
- An RFI has recently been issued by Council detailing a large number of outstanding concerns.
- Council's main concerns include an FSR exceedance, issues regarding the basement, DCP non-compliances etc. Council considers the proposal is overdevelopment of the site that compromises the character of the streetscape.
- A clause 4.6 application may be required.
- The combined effect of tree loss, replacement landscaping and onsite parking need to be thoroughly addressed.
- Council recommended that the Applicant should consider withdrawing the DA and commence new pre-DA discussions.
- Any amended plans/documents may require renotification, which will impact on the assessment timeframe

NEXT STEPS

- Council, the Applicant and the landowner should meet ASAP (no later than within the next week) to discuss options to reduce the issues.
- A tentative determination/briefing date is to be scheduled for 12 November 2025.

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.