

**Record of Briefing
Sydney North Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-443 - Mod2023/0567- Northern Beaches, 4 Delmar Parade, Dee Why & 812 Pittwater Road, Dee Why, Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
APPLICANT / OWNER	Applicant: Angus Nguyen - LANDMARK GROUP AUSTRALIA PTY LIMITED Owner: Dee Why 3 Pty Ltd and Dee Why 4 Pty Ltd
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
CIV	\$0
BRIEFING DATE	31 January 2024

ATTENDEES

APPLICANT	Angus Nguyen Adam Martinez Aaron Sutherland Ben Pomroy Jenna Colombini
PANEL	Peter Debnam, Brian Kirk, Nicole Gurran
COUNCIL OFFICER	Peter Robinson Gareth David Steve Findley Heidi Young
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Adam Iskander and Suzie Jattan

KEY ISSUES -

- Height
- Visual bulk and increased overshadowing impacts to Stoney Range Reserve
- Reduction in Commercial Floor Area
- Setback

PANEL DETERMINATION DATE: TBA