

DATE OF DEFERRAL	15 May 2025
DATE OF PANEL MEETING	14 May 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis, Che Wall
APOLOGIES	Karla Castellanos
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 14 May 2025, opened at 2pm and closed at 2.48pm.

MATTER DEFERRED

PPSSNH-449 – North Sydney – DA297/23 at 617-621 Pacific Highway – Redevelopment of the site at 617 621 Christie Street, St Leonards for a 50-storey mixed-use development comprising retail and commercial uses within the podium, residential apartments above as well as basement car parking and loading and servicing areas. (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings listed at item 8 in Schedule 1.

At the public meeting on 14 May 2025, the Panel heard from members of the public, the Applicant and the Council. The Council's draft reasons for refusal were discussed extensively and it became apparent to the Panel that further communication with Sydney Metro and discussion between Council and Applicant may resolve four main points of concern (Sydney Metro concurrence, waste management, solar impact, amenity and the eastern setback).

Consequently, the Panel resolved to defer the determination of the matter to allow additional time to seek concurrence from Sydney Metro and for the provision of the additional information listed below.

The decision to defer the matter was unanimous.


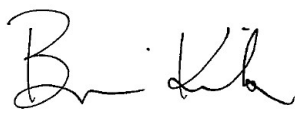


ACTIONS

To allow progression of the Development Application to determination, the Panel requested Applicant and Council urgently meet in the next week to:

1. Resolve waste management arrangements;
1. Clarify solar impact on surrounding properties and solar access to the proposed development, particularly on the eastern elevation. In this respect, consideration of the impact of the future development on the IMB site should be considered;
2. Consider viable alternatives to increase the eastern boundary/setback;
3. Determine the status and anticipated date of Sydney Metro's concurrence.

By Friday 30 May 2025, the Applicant should provide Council with any additional information required to resolve the above points. Council is requested to then provide a Supplementary Assessment Report and Draft Conditions as quickly as possible thereafter.

When the Supplementary Assessment Report is received, the Panel will determine the application by way of electronic determination.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Francis	 Che Wall

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-449 – North Sydney – DA297/23
2	PROPOSED DEVELOPMENT	Redevelopment of the site at 617 621 Christie Street, St Leonards for a 50-storey mixed-use development comprising retail and commercial uses within the podium, residential apartments above as well as basement car parking and loading and servicing areas.
3	STREET ADDRESS	617-621 Pacific Highway, St Leonards
4	APPLICANT/OWNER	Edmand Lee Anson City Developments 1
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 State Environmental Planning Policy (Planning Systems) 2021 State environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021. State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 North Sydney Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> North Sydney Development Control Plan 2013 Planning agreements: An executed Voluntary Planning Agreement has been entered into under Section 7.4 of the Environmental Planning and Assessment Act 1979 Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 28 April 2025 Clause 4.4A Non Residential Floor Space Ratio – 3 December 2024 Written submissions during public exhibition: 117 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Cynthia Yu, David Moore Council assessment officer – Damon Kenny, Stephen Beattie On behalf of the applicant – Stephen White, Andreas Pelosi and Peter Titmuss
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 13 March 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Nicole Gurran, Brian Kirk <u>Council assessment staff</u>: Damon Kenny <u>Applicant representatives</u>: Edmand Lee, Anna Wang, Andreas Pelosi, Connor Badenko, John A Che, Jordan Parker, Peter Titmuss, Stephen Fitzpatrick, Stephen White, Tom Hu, Wilson Pak, Zachary Quintal <u>Department staff</u>: George Dojas, Adam Iskander

		<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 14 May 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Che Wall ○ <u>Council assessment staff</u>: Damon Kenny ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman • Public meeting: 14 May 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Che Wall ○ <u>Council assessment staff</u>: Damon Kenny ○ <u>Applicant representatives</u>: Anna Wang ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Council did not submit draft conditions