

DATE OF DEFERRAL	5 June 2025
DATE OF PANEL MEETING	4 June 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Tanya Taylor, Robert Freestone
APOLOGIES	James Harrison
DECLARATIONS OF INTEREST	Sue Francis

Public meeting held by teleconference on 4 June 2025, opened at 12pm and closed at 1.08pm.

MATTER DEFERRED

PPSSNH-506 – Willoughby – DA-2024/106 at 57-69 Strathallen Avenue, Northbridge – Integrated Development - Demolition of existing structures and excavation works and construction of shop top housing consisting of retail tenancies, residential apartments, basement car parking, landscaping and associated works (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 4 June 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 discussion between Council and Applicant may resolve remaining points of concern (View Impacts, Design Review Panel comments, Public Access to walkway and courtyard and waste management). The Panel was not convinced that the development as currently proposed warrants approval.

Consequently, the Panel resolved to briefly defer determination of the matter to allow additional time for the provision of the additional information listed below.

The decision to defer the matter was unanimous.


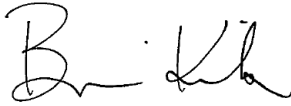


ACTIONS

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

1. Analysis of View Impacts, including comparison with a fully compliant design;
2. Resolution of Design Review Panel comments;
3. Clarification of public access to walkway and courtyard; and
4. Resolution of proposed Waste Management arrangements.

By Friday 20 June 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, tentatively in mid-July.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Tanya Taylor	 Robert Freestone

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-506 – Willoughby – DA-2024/106
2	PROPOSED DEVELOPMENT	Integrated Development - Demolition of existing structures and excavation works and construction of shop top housing consisting of retail tenancies, residential apartments, basement car parking, landscaping and associated works.
3	STREET ADDRESS	57-69 Strathallen Avenue, Northbridge
4	APPLICANT/OWNER	SJD NB Pty Ltd/ Stuart Oldbury Pty Ltd
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 (Housing) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Willoughby Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Willoughby Development Control Plan 2023 Planning agreements: Nil 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: 4 June 2025 • Clause 4.3 Height of Buildings: 5 July 2024 • Clause 4.4 Floor Space Ratio: 29 October 2024 • Written submissions during public exhibition: 50 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Kimberley Brown, Daniel McGirr, John Chase, John Kelly ○ Council assessment officer – Ben Tesoriero ○ On behalf of the applicant – Camilla Firman, John Aspinall, Michael Lee
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary Briefing: 4 September 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran ○ <u>Council assessment staff</u>: Akshay Bishnoi, Clare Woods, Kennedy Nicolas ○ <u>Applicant representatives</u>: Alex Zhao, Tania Gordon, Lucy Hammond, Camilla Firman, Guy Lake ○ <u>Department staff</u>: Adam Iskander • Final briefing to discuss council's recommendation: 4 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Robert Freestone, Tanya Taylor ○ <u>Council assessment staff</u>: Ben Tesoriero, Ritu Shankar, Clare Woods, Nicholas Kennedy, Lachlan Marshall, Kevin Morgan, Wil Robertson ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman • Public meeting: 4 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Robert Freestone, Tanya Taylor ○ <u>Council assessment staff</u>: Ben Tesoriero ○ <u>Applicant representatives</u>: Camilla Firman, Michael Lee, Alex Zhao, Lucy Hammond, Tina Christy, Guy Lake, Tania Gordon, Kate Paterson, John Aspinall, Nicole Min, Sid Gao, Gary Xu ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	To be provided