

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-586 – DA24/2025 – 45 & 49 Murdoch Street, Cremorne
APPLICANT OWNER	Oscar Guzman, DAP Northshore Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021 North Sydney Local Environmental Plan 2013
CIV	\$36,424,199.00
BRIEFING DATE	9 April 2025

ATTENDEES

APPLICANT	David Allen, Greg Boston, Keith Lam, Nicholas Gassmann, Sharan Minhas
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Jim Davies, Stephen Beattie
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 7 February 2025

DAYS SINCE LODGEMENT: 61 days

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:

- Design Excellence Panel meeting held yesterday
- Council key issues are impact on adjoining site (overlooking, overshadowing) and communal open space should be repositioned. Impact on significant trees in Murdoch Street and on site should be minimised
- The proposal is ADG compliant
- Panel indicated that waste management should be reflected in the design

NEXT STEPS

- Council RFI anticipated within next 2 weeks
- Determination anticipated late June/early July

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.