

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-612 – DA30/2025 – 118-124 Benelong Road, Cremorne & 72 Gerard Street, Cremorne
<b>APPLICANT OWNER</b>	Kit Cunningham-Reid Leah Cleary, Michael O'Reilly, Graham Wrigglesworth, Vera Stoyanoff, Ju Ann Lim
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	General development over \$30 million
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Biodiversity and Conservation) 2021 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 (Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021 North Sydney Local Environmental Plan 2013
<b>CIV</b>	\$33,534,000.00 (ex GST)
<b>BRIEFING DATE</b>	30 April 2025

### ATTENDEES

<b>APPLICANT</b>	Kit Cunningham-Reid, Brett Brown, Tom Glascott
<b>PANEL MEMBERS</b>	Peter Debnam, Brian Kirk, Sue Francis
<b>COUNCIL OFFICER(S)</b>	Andrew Beveridge, Isobella Lucic, Stephen Beattie
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 5 March 2025

**DAYS SINCE LODGEMENT:** 56 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:

- Potential view impacts
- Controls require a waste chute
- The site is in the LMR area and this should be clearly reflected in the SEE
- Clause 4.6 application exists for HOB due to sloping site, although not required as HOB is a non-discretionary standard re LMR area

### **NEXT STEPS**

- Design Excellence Panel meeting to be held on 13 May
- RFI to be issued in late May
- A further Panel briefing to be held prior to determination if required

### **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.