

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-615 – DA2025/0143 – 1749 & 1753 Pittwater Road & 4 Bungan Lane, Mona Vale
APPLICANT OWNER	Sean Gartner Bellevue Co (Mona Vale) Pty Ltd, 1749 Pittwater Road, Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Private infrastructure and community facilities over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Pittwater Local Environmental Plan 2014
CIV	\$17,097,675.00 (excl GST)
BRIEFING DATE	21 May 2025

ATTENDEES

APPLICANT	Sean Gartner, Greg Boston
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Brittany Harrison
CASE MANAGER	Nikita Lange
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 20 February 2025

DAYS SINCE LODGEMENT: 90 days

TENTATIVE PANEL DETERMINATION DATE: TBD in consultation with council, within the 275-day timeframe.

KEY MATTERS DISCUSSED

The Panel notes the matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- 6 objections received during public consultation.
- Council concerns include connectivity of the development, bulk and scale, amenity, building height, street presentation (use of materials), right of footway, and noncompliance with the apartment design guide (building separation, cross ventilation, vehicle access and parking).
- Further research should be provided on how congestion will be managed.
- Water NSW seeking additional information (Integrated referral - dewatering).

NEXT STEPS

- RFI to be issued in the next 7 days with response likely by the end of June.
- Council to meet with the applicant to discuss content of the RFI.
- Determination estimated for August 2025.

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.