

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-617 – 350/24 – 20 Berry Street, North Sydney
<b>APPLICANT OWNER</b>	Paul Yousseph, Holdmark Property Group Pty Ltd
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	<p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>State Environmental Planning Policy (Planning Systems) 2021</p> <p>State Environmental Planning Policy (Sustainable Buildings) 2022</p> <p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p> <p>State Environmental Planning Policy (Industry and Employment) 2021</p> <p>North Sydney Local Environmental Plan 2013</p>
<b>CIV</b>	\$56,794,322.00 (exc GST)
<b>BRIEFING DATE</b>	23 April 2025

### ATTENDEES

<b>APPLICANT</b>	Paul Yousseph, Eliyah El Khoury, Oscar Davie
<b>PANEL MEMBERS</b>	Peter Debnam, Brian Kirk, Stephen O'Connor
<b>COUNCIL OFFICER(S)</b>	Damon Kenny
<b>CASE MANAGER</b>	Nikita Lange
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 28 November 2024

**DAYS SINCE LODGEMENT:** 146 days

**TENTATIVE PANEL BRIEFING DATE:** TBD in consultation with council

**TENTATIVE PANEL DETERMINATION DATE:** Late July/early August 2025

### **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:

- Heritage issues query.
- Council queried landscaping, documentation (additional information required such as detail of operations and fit out plans) and matters raised during the design excellence panel meeting.
- The proposed use of the ground floor retail has not been specified so the Panel suggested that (if approved) council consider including a waiver in the application/conditions, to clarify that the use of the space is not part of this determination.

### **NEXT STEPS**

- RFI to be issued in the next 7 days with a response likely by the end of June.
- Determination estimated for late July/early August.

### **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.