

DATE OF DEFERRAL	17 July 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Che Wall, Karla Castellanos
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis

Papers circulated electronically on 10 July 2025.

MATTER DEFERRED

PPSSNH-617 – North Sydney – DA 350/24 at 20 Berry Street, North Sydney – Part demolition, alteration and construction of a new hotel tower with an overall height of 22 storeys with 249 guestrooms, associated communal/administrative facilities, outdoor dining terrace at Level 3, retention of existing car park and ground floor retail premises (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 observed at the site inspection listed at item 8 in Schedule 1.


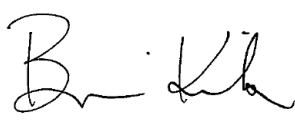


The Panel agreed to defer the determination of the matter to allow for the provision and assessment of the information listed at Actions below.

The decision to defer the matter was unanimous.

ACTIONS

To allow progression of the Development Application to determination:

1. The Applicant is requested to urgently submit to Council the following additional information (and any amended plans) by 31 July 2025:
 - Clarify the arrival location and access arrangements for users/visitors dropped off by vehicle, especially arrangements for those persons requiring accessible parking;
 - Detail access arrangements for delivery of goods and services and safe disposal of waste with relation to the dining area and future kitchen;
 - Indicate improvements which must be made to Angelo Street to accommodate safe drop-off and pick-up, including during school pick up and drop off times;
 - Provide all necessary documents to demonstrate consideration and compliance with Sustainable Buildings SEPP subsection 3.2, and EP&A regulation Part 35BA.
 - Provide all necessary documents to demonstrate compliance with Sustainable Buildings SEPP subsection 3.3, and EP&A regulation Parts 35C and 35D, OR, advise reasons why the proposal should not be assessed as a *large commercial development* as defined by the Sustainable Buildings SEPP.
2. Council is to upload a Supplementary Assessment Report and revised Draft Conditions as quickly as possible thereafter.
3. The Panel will then urgently convene a final Determination Briefing.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Che Wall	 Karla Castellanos

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-617 – North Sydney – DA350/24
2	PROPOSED DEVELOPMENT	Part demolition, alteration and construction of a new hotel tower with an overall height of 22 storeys with 249 guestrooms, associated communal/administrative facilities, outdoor dining terrace at Level 3, retention of existing car park and ground floor retail premises
3	STREET ADDRESS	20 Berry Street, North Sydney
4	APPLICANT/OWNER	Paul Yousseph 357 Mount Street 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 (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ North Sydney Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ North Sydney Development Control Plan 2013 • 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: 3 July 2025 • Written submissions during public exhibition: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary Briefing: 23 April 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Stephen O'Connor ○ <u>Council assessment staff</u>: Damon Kenny ○ <u>Applicant representatives</u>: Paul Yousseph, Eliiyah El Khoury, Oscar Davie ○ <u>Department staff</u>: Nikita Lange, Jade Buckman • Briefing to discuss Council's recommendation: 16 July 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Che Wall, Karla Castellanos ○ <u>Council assessment staff</u>: Damon Kenny, Stephen Beattie ○ <u>Applicant representatives</u>: Eliyah El Khoury, Sophy Purton, Anh Nguyen, Nicholas Bandounas ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and as amended by Council re upload to the Portal on 16 July 2025