

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-647 – DA56/2023 – 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Street, St Leonards
APPLICANT OWNER	Jack Maalouf Holdsworth Land Pty Ltd & Marshall Land Pty Ltd
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
CIV	N/A
BRIEFING DATE	13 August 2025

ATTENDEES

APPLICANT	Jack Maalouf, Anna Wang, Lilian Gu, Simon Parsons, Joanna Kontogiorgis
PANEL MEMBERS	Brian Kirk (Acting Chair), Sue Francis
APOLOGY	Peter Debnam
COUNCIL OFFICER(S)	Andrew Bland, Christopher Shortt
CASE MANAGER	Lillian Charlesworth

DA LODGED: 18 June 2025

DAYS SINCE LODGEMENT: 56 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:

- Preliminary RFI was issued last week
- RFI issued by Water NSW (including request for groundwater monitoring)
- The proposal seeks to gain the affordable housing uplift provided under the Housing SEPP
- Costs of works for the affordable housing to be clarified
- Upper level setback non-compliances need to be carefully considered having regard to the objectives of the DCP

NEXT STEPS

- Council to issue a further RFI (including traffic and landscaping matters) within next two weeks
- Determination tentatively scheduled for 26 November 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.