

DATE OF DEFERRAL	15 July 2026
DATE OF PANEL BRIEFING	15 July 2026
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 July 2026.

MATTER DEFERRED

PPSSNH-737 – North Sydney – DA 360/2025 at 70-76 Alexander Street, Crows Nest NSW 2065 – Construction of a mixed-use development (ILUs) (as described in Schedule 1).

Note: Sue Francis (SF) noted in the meeting that the applicant has referenced 82-90 Alexnader St as a project against which their proposal should be considered. SF identified at the meeting that she was the planner acting on behalf of the applicant for the development at 82-90 Alexander st. She noted that the project was a few years ago, and was distant from site. SF does not believe this resulted in any conflict of interest.

REASONS FOR DEFERRAL

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at the briefing listed at item 8 in Schedule 1.

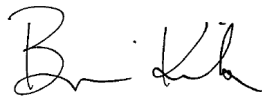
As requested by the applicant, the Panel resolved to defer the determination of the matter until 5 August 2026. The matter was deferred to allow for the assessment of amended plans which were provided to Council by the Applicant this week.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant shall provide and upload all documentation including a formal written request to amend the application to the Planning Portal by 17 July;
2. The Panel will reconvene on 5 August to allow Council to provide the Panel with a preliminary assessment of the amendments, and the Panel will then determine the matter.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-737 – North Sydney – DA360/2025
2	PROPOSED DEVELOPMENT	Demolition of the existing three-storey commercial building and the construction of a mixed-use development above basement for 36 vehicles, comprising 24 independent living units for senior housing above ground floor retail uses, with rooftop communal open space and associated amenities.
3	STREET ADDRESS	70-76 Alexander St, Crows Nest NSW 2065
4	APPLICANT/OWNER	Applicant: Will Tynan / Crows Nest Development Partnership No. 1 Owner: Golden Silver Trading Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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 - Draft environmental planning instruments: Nil - Development control plans: - North Sydney Development Control Plan 2025 - 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	- Council Assessment Report: 30 June 2026 - Clause 4.6 Variation Request Report (height of building): 1 October 2025 - Written submissions during public exhibition: 8 - Written submissions following public exhibition: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing to discuss Council's final recommendation and to defer: 15 July 2026 <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis <u>Council assessment staff</u>: Thomas Holman, Stephen Beattie <u>Applicant representatives</u>: Will Tynan, Jed Goldsmith <u>Department staff</u>: Nicole McNamara, Anaise Nagy
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not provided nor attached to the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 30 June 2026