

DATE OF DETERMINATION	6 May 2026
DATE OF PANEL DECISION	6 May 2026
DATE OF PANEL MEETING	6 May 2026
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Natasha Harras, James Harrison, Robert Freestone
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis

Public meeting held by videoconference on 6 May 2026, opened at 10:00 am and closed at 10:23 am.
Papers circulated electronically on 29 April 2026.

MATTER DEFERRED

PPSSNH-738 – Willoughby – DAM-2025/105 at 100 Edinburgh Road, Castlecrag NSW 2068 – Modify existing approved basement car park including addition of fourth basement level (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 meeting listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 27 May 2026. The matter was deferred to allow for the provision and assessment of additional information as requested by the Panel during the public meeting held 6 May 2026.

The decision to defer the matter was unanimous.

ACTIONS

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

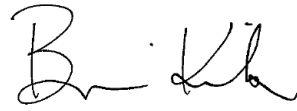
1. The Applicant shall provide further information to allow for Council's full assessment of the relocation of lifts to the original location and an updated geotechnical report based upon the proposed depth of excavation.
2. The Applicant is to upload all documentation to the NSW Planning Portal by 15 May 2026.
3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the NSW Planning Portal by 22 May 2026.
4. When the updated assessment report is received, the Panel will reconvene for a final determination briefing on 27 May 2026.

If the outstanding information and requested documentation is not provided by 15 May 2026, the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS



Peter Debnam (Chair)



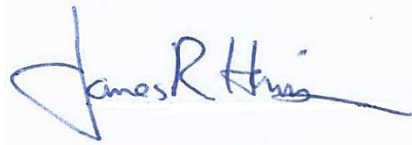
Brian Kirk



Natasha Harras



Robert Freestone



James Harrison

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-738 – Willoughby – DAM-2025/105
2	PROPOSED DEVELOPMENT	Various modifications to basement levels including expansion in basement size at Basement Level 3, new Basement Level 4, increased basement floor to ceiling heights, modification to storage spaces, structural column changes, inclusion of EV charging facilities, modified stormwater, modification of conditions 1, relocated lift locations.
3	STREET ADDRESS	100 Edinburgh Road, Castlecrag NSW 2068
4	APPLICANT/OWNER	Applicant: Charline Song / Conquest Owner: Edinburgh Group Investments Pty Ltd., ATF Edinburgh Group Investments Unit Trust and 100 Edinburgh Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - Willoughby Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - Willoughby 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: 28 April 2026 - Written submissions during public exhibition: 25 - Verbal submissions at the public meeting: - Philippe Bernard - On behalf of the applicant – Carlo Di Giulio (Principle Planning)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Public meeting to discuss Council's final recommendation: 6 May 2026 <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Natasha Harras, Robert Freestone, James Harrison <u>Council assessment staff</u>: Peter Wells, Tony Nunn, Ellen Hird, Wil Robertson, Apoorva Chikkerur <u>Applicant representatives</u>: Carlo Di Giulio, Ziad Zeino, Dustin Brade, Michael Akkawi <u>Department staff</u>: Nicole McNamara, Anaise Nagy
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded by Council to the NSW Planning Portal on 28 April 2026