

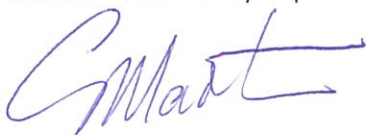


**Panel Advice provided pursuant to Section 2.19 of the EP&A Act 1979**

The Panel has considered the planning proposal and the preliminary assessment prepared by Council Officers and provides the following advice:

- 1 The Planning Proposal is generally supported for the reasons outlined in the Council staff report.
- 2 There was discussion and unanimous support for the change in height limit as proposed.
- 3 There was discussion and a majority support for increasing the FSR from 3:1 to 3.5:1, based on conceptual modelling and the street wall heights and setbacks applicable under the DCP. However, a minority of the panel took the view that the FSR should not increase, as development of the site would be improved with further modulation and reduction in the building envelope to improve setbacks to the lane and the adjoining building to the east, with further flexibility to achieve an appropriate relationship with the retained hotel.

Jason Perica – Chair Person 	John Brunton - Expert 
Geoff Martin – Community Representative 	Mary-Lynne Taylor (Expert) 