

PLANNING PROPOSAL AUTHORITY

RECORD OF BRIEFING

STRATEGIC PLANNING PANEL of the
SYDNEY NORTH PLANNING PANEL

DATE OF DECISION	19 September 2022
PANEL MEMBERS	Julie Savet Ward (A/Chair), Brian Kirk, Che Wall
APOLOGIES	Peter Debnam, Graham Brown
DECLARATIONS OF INTEREST	Karla Castellanos – previously provided advice for a neighbouring objector
DEPARTMENT OF PLANNING AND ENVIRONMENT	Brendan Metcalfe, Charlene Nelson, Christina Brooks – North District team, Stuart Withington – Panel Secretariat
PROPONENT	Stephen White, Sophie Purdon, Georgia McKenzie, Ian Lomas, Peter Adam, Piers Van Zandvliet

PLANNING PROPOSAL

RR-2022-11 for 378-390 Pacific Highway, Crows Nest

The proposal seeks to increase maximum building height from 16m to RL176, introduce a FSR of 7.5:1 and increase non-residential FSR from 1.5:1 to 2:1.

PANEL DECISION

As the planning proposal authority, the Panel agreed to defer consideration of the planning proposal in order to receive a final amended proposal which would be considered a minor change when compared to the planning proposal which was considered by Council and is the subject of this rezoning review. The Panel seeks the final amended proposal as soon as practicable and will consider the final amended proposal without a further briefing from the Proponent.

The decision was unanimous.

REASONS

The Panel met with Department and the Proponent to be briefed on the options generated by the Proponent.

The Proponent agreed that a final amended proposal would be generated which better addressed the transition between the proposed high rise development and existing and future low rise development whilst being considered a minor change. A minor change, as indicated in the Department's LEP Making Guideline, has a reduced impact (for example, a reduction in built form, floor space ratio or height).

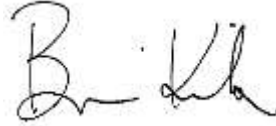
The Panel emphasised that the vertical void and associated substantial landscape garden should be maintained and the set back to the western boundary should be increased. The Panel was also of the view that:

- a reduction in gross floor area was likely.
- the floor plate of five apartments was appropriate.
- amenity to the building from the north should be increased.
- the site-specific DCP should be updated to reflect the final amended proposal.

PANEL MEMBERS



Julie Savet Ward (Chair)



Brian Kirk



Che Wall