

**Record of Briefing
Sydney North Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-377 -DA/66/23 North Sydney, 286-294 Pacific Highway Crows Nest, Partial demolition of heritage item and construction of 13 storey mixed use building comprising 58 x 3 Bed and 3 x 4 bed units for a total of 61 units, 4 levels of basement parking containing 105 car parking spaces. Proposal is accompanied by a draft Voluntary Planning Agreement.
APPLICANT / OWNER	Applicant – Sameh Ibrahim Owner – EASTINWEST PTY LIMITED, VISIONVEST PTY LIMITED
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development North Sydney Local Environmental Plan 2013
CIV	\$50,030,000.00
BRIEFING DATE	19 April 2023

ATTENDEES

APPLICANT	Sameh Ibrahim, Brydie Hand, Thomas Kwok, Simon Slavin, Jacqueline Parker
PANEL	Peter Debnam, Brian Kirk
COUNCIL OFFICER	Michael Hornery
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Suzie Jattan

Introduction

- Previous DA approved for non-residential use in R2 zone area of the site
- There is a planning proposal to increase HOB and FSR etc. on adjoining site

Key Issues

- Potential impacts on heritage of scale and height of proposal
- Dual zones apply with different height controls and objectives
- Clause 4.6 involves HOB exceedance. Impacts on Sinclair Street terraces have been considered re solar access and visual impact. Clause 4.6 needs further site-specific justification (clause 5.10.10 is not sufficient justification alone for the extent of non-compliance sought).
- 4(h) of ADG needs be considered

DA LODGED: 08 March 2023

TENTATIVE PANEL BRIEFING DATE: later in year prior to preparation of assessment report (possibly Sept/Oct)

TENTATIVE PANEL DETERMINATION DATE: early 2024