

**Record of Preliminary Briefing
Sydney North Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-424 - DA-2023/237 - Demolition of existing structures, construction of 27 storey mixed-use development, basement carparking, two storey commercial podium, 2 residential towers consisting of 193 apartments, communal open space, landscaping and associated works.
APPLICANT / OWNER	Applicant – Georgia McKenzie, Urbis Owner - Strata Plan No 65120
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$155,766,683.00
BRIEFING DATE	8 November 2023

ATTENDEES

APPLICANT	Georgia McKenzie, Andrew Hobbs, Daniel Hovagimian, David Johnson, Josh Milston, Nicholas Byrne, Daniel Nolan, Adam Dyason, Joe Walsh
PANEL	Peter Debnam (Chair), Brian Kirk
COUNCIL	Akshay Bishnoi, Patrick Williams, Wil Robertson
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Suzie Jattan

KEY ISSUES

- FSR and building height non-compliances
- Excess car parking provided
- Shared vehicle access with adjoining site not provided
- RAP required
- Owners consent verification required
- Adaptable housing provision
- Urban design changes required

ASSESSMENT BRIEFING DATE: 7 FEBRUARY 2024

PANEL DETERMINATION DATE: MARCH/APRIL 2024