

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	<b>PPSSNH-427 - DA258/2023</b> - Concept Development Application for the creation of a public plaza over the existing Grosvenor Lane car park and works comprising demolition of existing structures and part of the adjacent Council car park. Construction of a 7-storey mixed use shop top housing development with a supermarket, liquor store and retail premises, a public community space, 72 apartments, 4 basement levels containing 267 public car parks and 84 private car spaces, the loading docks, services areas, Click and Collect facilities, signage, associated civil and landscaping works and associated subdivisions. The application is also accompanied by a letter of offer to enter into a VPA for the delivery of public domain works and facilities.
<b>APPLICANT / OWNER</b>	Applicant: Claire Fergusson, Gyde Consulting Pty Ltd Owner: COLES GROUP PROPERTY DEVELOPMENTS LTD
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$154,020,000.00
<b>BRIEFING DATE</b>	6 December 2023

**ATTENDEES**

<b>APPLICANT</b>	Claire Ferguson, Adam Haddow, Howard Hathorn, James Vlismas, Tim Atkins, Richard Hamilton
<b>PANEL</b>	Peter Debnam (Chair), Brian Kirk, Nicole Gurran
<b>COUNCIL</b>	Michael Horney, Sophie Perry and Emma Ziegenfusz from Planning Ingenuity
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	Suzie Jattan, Adam Iskander

**KEY ISSUES**

- Delay in VPA.
- Draft Town Centre Study addressing Height, massing, scale and FSR.
- RFI to be sent finalised and sent to applicant.

**PANEL DETERMINATION DATE: TBA**