

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-551 – DA281/2024 – 1-7 Rangers Road & 50 Yeo Street, Neutral Bay
APPLICANT OWNER	Nicholas Steele Fabcot Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the SRD SEPP: General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021
CIV	\$146,067,883.00 (excluding GST)
BRIEFING DATE	5 March 2025

ATTENDEES

APPLICANT	Nicholas Steele, Ben Craig, Anthony Brogan, Rafe Wilson, Pierre Abrahamse
PANEL MEMBERS	Peter Debnam, Brian Kirk, Stephen O'Connor
COUNCIL OFFICER(S)	Michael Hornery, Stephen Beattie
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 6 November 2024

DAYS SINCE LODGEMENT: 120 days

KEY MATTERS DISCUSSED

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- A concept DA (that reflects the Applicant's desired site specific DCP and which is consistent with the planning proposal) and a detailed DA are both currently under Court appeal.
- The related planning proposal is anticipated to be gazetted this month. Council are unable to recommend approval until the planning proposal is gazetted.
- The detailed DA registered with the Panel has been submitted for the SSD pathway via the HDA, which if accepted is dependent on withdrawal of the Court appeal.
- If the applicant works in cooperation with Council and the Panel to address the issues, then the Panel will continue to consider the DA, rather than leave determination with the Court.
- Key issues currently identified by Council include: site through link, setbacks, functionality of the plaza, functionality of facilities provided for occupants.
- Council have indicated support in principle for the DA and consider that the issues identified can be resolved.
- The Applicant is concerned regarding the reduced HOB sought by Council and reduction in proposed car parking.

NEXT STEPS

- Council and the Applicant should meet ahead of a further Panel briefing to be held on 12 March.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.