

<b>DATE OF DECISION</b>	24 June 2019
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Julie Savet Ward, Sue Francis, Veronique Marchandean, Michel Reymond
<b>APOLOGIES</b>	John Roseth
<b>DECLARATIONS OF INTEREST</b>	None

## REZONING REVIEW

2019SNH022 – North Sydney - RR\_2019\_NORTH\_001\_00 at 253-267 Pacific Highway, North Sydney  
(AS DESCRIBED IN SCHEDULE 1)

### Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

## PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
  - ☒ not demonstrated strategic merit
  - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.





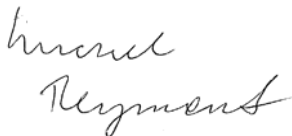
## REASONS FOR THE DECISION

The proposal as presented to the Panel and Council is inconsistent with the current strategic plans relating to the site.

Whilst the Panel accepts that the site has the capacity for some form of uplift, the current proposal is premature having regard to the current and ongoing strategic planning for the Precinct which we understand will be finalised in 2020.

The Panel is of the view that the bulk and form of the indicative tower is not slim and does not provide a transition to the surrounding heritage items and conservation area.

Accordingly, the Panel unanimously considers that the proposal fails to have strategic merit and site specific merit.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Sue Francis	 Veronique Marchand
 Michel Reymond	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	<b>2019SNH022 – North Sydney - RR_2019_NORTH_001_00</b> 253-267 Pacific Highway, North Sydney
2	LEP TO BE AMENDED	North Sydney Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	The rezoning review request seeks to amend the North Sydney Local Environmental Plan 2013 to increase the maximum building height from 10 metres to 68 metres, increase the minimum non-residential floor space ratio of 0.5:1 to 1:1 and introduce a maximum floor space ratio of 7.2:1.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Rezoning review request documentation</li> <li>Briefing report from Department of Planning and Environment</li> <li>North Sydney Local Planning Panel Minutes 13 Feb, as provided by Department of Planning and Environment: 11 June 2019</li> <li>North Sydney Council Report and Resolution as provided by Department of Planning and Environment: 11 June 2019</li> </ul>
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> <li><b>Briefing with Department of Planning and Environment (DPE):</b> 12 June 2019 at 10am <ul style="list-style-type: none"> <li>Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Sue Francis, Veronique Marchandean, Michel Reymond</li> <li>DPE staff in attendance: Mary Su, Holly Joel Herbert</li> </ul> </li> <li><b>Briefing with Council &amp; Proponent:</b> 12 June 2019 at 11am <ul style="list-style-type: none"> <li>Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Sue Francis, Veronique Marchandean, Michel Reymond</li> <li>DPE staff in attendance: Mary Su, Holly Joel Herbert</li> <li>Council representatives in attendance: Ben Boyd, Neal McCarry, Brett Brown (consultant for Council)</li> <li>Proponent representatives in attendance: Stephen White, Samantha Polinhorne, Karla Castellanos, Tim Turpin, Adam Peacock, Siobhan McInerney,</li> </ul> </li> <li>Papers were circulated electronically between 17 June and 24 June 2019</li> </ul>