



DATE OF DETERMINATION	Wednesday 11 September 2019
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Sue Francis, Michel Reymond, Veronique Marchandean
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 100 Walker Street North Sydney, on 11 September 2019, opened at 11am and closed at 11.30am.

MATTER DETERMINED

PPSSNH-16 – North Sydney – DA368/18/5 at 86 Walker Street North Sydney for modifications to an approved application (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

- The proposal as modified is substantially the same as the original proposal.
- The envelope of the building, as well as its external impacts, are unchanged.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

The council received no submissions in response to its notification of the application. A submission was received from *Planning Alerts*, which referred to building height and a roof bar. The building height is unchanged, and the roof bar is already approved.

There were no public submissions at the public meeting.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 Veronique Marchandean
 Michel Reymond	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-16 – North Sydney – DA368/18/5
2	PROPOSED DEVELOPMENT	Construction of a 48 storey hotel and office building.
3	STREET ADDRESS	86 Walker Street, North Sydney
4	APPLICANT/OWNER	Saul Moran/North Walker Property Pty Ltd; MRAKA Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ North Sydney Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ North Sydney Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 27 August 2019 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Council assessment officer – Geoff Mossemenear
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council’s recommendation, 11 September 2019 at 10.40am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), John Roseth, Sue Francis, Veronique Marchandean, Michel Reymond ○ <u>Council assessment staff</u>: Geoff Mossemenear
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report