

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 14 April 2021
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSNH-191 – North Sydney – DA19/2021

110-122 Walker Street, North Sydney

Demolition of existing structures, basement excavation and construction of a 55 storey commercial tower (plus plant), roof terraces and basement parking including retail premises and signage zones - to be determined by Sydney North Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Kevin Alker, Ken Robinson
APOLOGIES	Virginia Waller
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Donovan
PANEL SECRETARIAT	Stuart Withington, Kim Holt

KEY ISSUES DISCUSSED

- Overview of application
- Panel queried the need for height (and setback) and lack of justification in cl.4.6. Council advised applicant is relying on satisfying cl 6.3 of LEP where additional height is available if no impact. However, Council indicate that overshadowing and view impacts are not well addressed.
- Vehicular access – council preference is via Little Spring Street. However, applicant's preference is via Walker Street. Council Traffic Engineering, RMS and TfNSW have raised some issues with access via Walker Street. Council will require further modelling to justify access via Walker Street is acceptable.
- Should height and setback not be resolved Panel will request a briefing with the applicant.

SUBMISSIONS

- 44 submissions received; unique issues raised include:
 - Traffic impacts
 - Loss of views
 - Noise impacts

Planning Panels Secretariat

- Height exceedance
- Overdevelopment
- Loss of solar amenity
- Setbacks
- Poor built form

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: TBC

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.