

<b>DATE OF DETERMINATION</b>	17 February 2022
<b>DATE OF DEFERRAL</b>	16 February 2022
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Ken Robinson and Kevin Alker
<b>APOLOGIES</b>	Virginia Waller
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held by teleconference on 16 February 2022, opened at 12.30pm and closed at 2.20pm.

#### **MATTER DEFERRED**

PPSSNH-191 – North Sydney – DA19/2021, 110-122 Walker Street, North Sydney, Demolition of all existing buildings and works, and construction of a commercial building with 57 levels above ground (including plant) and a basement of 7 levels (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.

#### **REASONS FOR DEFERRAL**






Given the importance of this project and the issues yet to be resolved, the Panel unanimously decided to briefly defer the development application to ask Council and the Applicant to quickly meet, resolve and agree the outstanding issues listed below:

1. Podium height;
2. Awning heights and width;
3. Detail design information on the glazed architectural roof feature;
4. Final Design Review Panel comments on height and awnings for the amended proposal;
5. Reworked clause 4.6 Written Request to succinctly describe the relevant and specific environmental planning grounds;
6. Further definition of the proposed Public Art Plan, including how the plan will contribute to creating place in public areas, especially in relation to the ground level; and
7. Agreed conditions of consent.

The Panel requests Applicant and Council meet as soon as possible to agree these issues with the Applicant to subsequently submit any necessary design changes and additional information to Council by the end of February 2022.

Council is asked to prepare a Supplementary Assessment Report, including agreed Conditions, and the Panel will consider the Report as a matter of urgency and, at the discretion of the Chair, may resolve the determination electronically.

#### **PANEL MEMBERS**

	
Peter Debnam (Chair)	Julie Savet Ward
	
Brian Kirk	Ken Robinson
	
Kevin Alker	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-191 – North Sydney – DA19/2021
2	PROPOSED DEVELOPMENT	Demolition of all existing buildings and works, and construction of a commercial building with 57 levels above ground (including plant) and a basement of 7 levels.
3	STREET ADDRESS	110-122 Walker Street, North Sydney
4	APPLICANT/OWNER	Stockland Development Pty Ltd C/- Urbis Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value (CIV) over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>North Sydney LEP 2013</li> <li>SEPP (Infrastructure) 2007</li> <li>SREP (Sydney Harbour Catchment) 2005</li> <li>SEPP 55 - Contaminated Lands</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>North Sydney Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> </ul>

		<ul style="list-style-type: none"> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council Assessment Report dated 4 February 2022</li> <li>• Revised conditions dated 15 February 2022</li> <li>• Written request to vary the Height of Buildings standard under cl 4.6 of the LEP</li> <li>• Written submissions during public exhibition: 49</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Members of the community – Royce Brennan, John O’Grady, Jordy Nguyen, James McKinnon and Gary Hunt</li> <li>○ Council Assessment Officers – Jim Davies, Stephen Beattie</li> <li>○ On behalf of the applicant – Gavin Boswarva, Stephen White, Liz Westgarth, Caroline Choy, Phill Newton, Simon Gunasekara, Jack Kerstens and Jeff Morgan</li> </ul> </li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Briefing: 14 April 2021</li> <li>• 2<sup>nd</sup> Briefing: 8 December 2021</li> <li>• Final briefing to discuss council’s recommendation: 16 February 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Ken Robinson and Kevin Alker</li> <li>○ <u>Council assessment staff</u>: Jim Davies and Stephen Beattie</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report