

Record of Kick-Off Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-326 - DA-197/22 - 173 Walker Street North Sydney
APPLICANT / OWNER	Helen Rosen, CBUS Property / Cbus Property R3 Pty Ltd
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP
KEY SEPP/LEP	SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 SEPP 65 – Design Quality of Residential Apartment Buildings SEPP (BASIX) 2002 SEPP (Housing) 2021 SEPP (Planning Systems) 2021 SEPP (Biodiversity and Conservation) 2021 – Chapter 10 NSLEP 2013
CIV	\$202,542,076.00 (excluding GST)
BRIEFING DATE	10 August 2022

ATTENDEES

APPLICANT	Helen Rosen, Simon, Paul Marshall, Andrew Duggan, Matthew Billing, William Walker, Kristian Stavropoulos, Steve Wellman, Andrew Morse, Daniel Bourke, Joe Tack
PANEL CHAIR	Brian Kirk
COUNCIL OFFICER	Jim Davies
CASE MANAGER	Alexandra Hafner
RSDA TEAM	Alexandra Hafner and Cameron Brooks

DA LODGED: 05/07/2022

Tentative Panel Briefing Date: 20 October 2022

Tentative Panel Determination Date: 15 December 2022

Estimated Completed Assessment Report Date: 01 November 2022

ISSUES LIST

- Public exhibition is yet to occur.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney North Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Applicant

- Background and planning history.
- 124 submissions received in response to the Applicant's community consultation strategy.
- Council Draft DCP amendment to reduce parking (Council resolved to exhibit the amendment on 25 July 2022, after this application was lodged).
- Key issues
 - Compliance with site specific planning controls.
 - Road constraints and traffic impacts.
 - Resident parking and removal of on street parking.
 - View sharing and visual impact.
 - Community consultation and exhibition.

Council

- Design Review Panel meeting took place 9th August. Minutes are expected within 7 days.
- Internal referrals outstanding. RFI to be sent within 4 weeks.
- Preliminary key issues
 - Podium setbacks and shape of tower.
 - Acoustic impact of freeway.
 - Residential entrance.
 - Transition to heritage items along Hampton Street.