

### Record of Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-360 - DA 393/22, North Sydney, 153, 157 Walker Street, North Sydney, Demolition of existing buildings and construction of a new commercial tower.
<b>APPLICANT / OWNER</b>	Applicant – Greg Mannes - GPT FUNDS MANAGEMENT LIMITED Owner – GPT Funds Management Limited, The Owners - Strata Plan No 50411
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 North Sydney Local Environmental Plan 2013
<b>CIV</b>	\$339,905,000.00
<b>BRIEFING DATE</b>	19 April 2023

#### ATTENDEES

<b>APPLICANT</b>	Greg Mannes (The GPT Group – Applicants/Developers). Lachlan Clancy (The GPT Group – Applicants/Developers). Laura Trevan (The GPT Group – Applicants/Developers). David Radford (Essence Project Management – Project Manager). William Hodge (Essence Project Management – Project Manager). Michael Rowe (Ethos Urban – Planning Consultants) Matthew Di Maggio (Ethos Urban – Planning Consultants). Matthew Short (Ethos Urban – Planning Consultants). Marko Damic (Architectus – Architects). Luis Salgado (Architectus – Architects).
<b>PANEL</b>	Peter Debnam, Brian Kirk
<b>COUNCIL OFFICER</b>	Jim Davies
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS SECRETARIAT</b>	Suzie Jattan

#### Introduction

- Expanded public domain and through link will be provided and forms part of rationale for proposal.

## **Key Issues**

- Setbacks, height and views are key issues.
- Design Excellence panel gave in principle support to proposed setbacks, although advisory only. Council are currently reviewing setback controls in CBD and a recent court case are relevant in terms of setting desired character.
- Owner of 161 Berry Street made a submission in objection to nil setback. Applicant has considered future development potential of adjoining sites 161 and 165 Berry Street.
- 8.8% height exceedance needs to be fully justified in clause 4.6 variation request, including any unique site characteristics.

**RFI SUBMISSION DATE** – within next month council will issue an RFI.

**DA LODGED:** 16 December 2022

**TENTATIVE PANEL DETERMINATION DATE:** September/October 2023