

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-578 – DA387/2024 – 105-153 Miller Street, North Sydney
APPLICANT OWNER	Callan Salter 105 Miller Street, North Sydney Trust
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the SRD SEPP: General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 North Sydney Local Environmental Plan 2013
CIV	\$331,585,786.00 (excluding GST)
BRIEFING DATE	9 April 2025

ATTENDEES

APPLICANT	Callan Salter, Mark Finch, Michael Rowe
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Jim Davies, Stephen Beattie
PLANNING PANELS TEAM	Lillian Charlesworth, Jade Buckman

DA LODGED: 2 January 2025

DAYS SINCE LODGEMENT: 97 days

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Submissions from the public, peak architectural bodies and heritage bodies have raised concerns
- Site constraints and viability (to cover the considerable cost of major heritage refurbishment) have shaped the proposal
- Height, bulk, massing, scenic impacts, overshadowing of public domain and heritage impacts are key council concerns.
- The applicant indicated that conflicting heritage advice has been provided from various sources, although Heritage Council advice will take precedence to obtain GTAs.
- A pedestrian movement analysis should be provided to support the access location.
- Council will investigate the impact of potential relocation of bus stops/services on Miller Street

NEXT STEPS

- Council intend to issue an RFI within the next two weeks
- The Applicant intends to respond to Heritage NSW RFI in next few days
- Mid-May is anticipated RFI response timeframe
- A further full Panel briefing and site inspection is to be held on 25 June

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.