

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-598 – DA34/2025 – 8 West Street, North Sydney
APPLICANT OWNER	Nick Shen The Trustee for Maville West Investment Unit Trust
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	General development over \$30 million
KEY SEPP/LEP	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 (Housing) 2021 North Sydney Local Environmental Plan 2013
CIV	\$48,912,113.00 (excluding GST)
BRIEFING DATE	16 April 2025

ATTENDEES

APPLICANT	Brendan Hoskins, Jason Fraser, MacKenzie Yates, Natasha Randall, Zie Liu
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Thomas Holman, Stephen Beattie
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 27 February 2024

DAYS SINCE LODGEMENT: 48 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:

- The proposal for adaptive reuse of the building creates site/design constraints
- Council indicated design concerns
- Loading should be undertaken onsite
- Proposed housing mix doesn't comply with DCP

NEXT STEPS

- An RFI is to be issued
- A Council and Applicant Briefing can be held with the Panel prior to determination if required

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.