

Lillian Charlesworth

From: David Hoy <David.Hoy@northsydney.nsw.gov.au>
Sent: Wednesday, 16 July 2025 2:42 PM
To: Planning Panels Mailbox; Jade Buckman; Lillian Charlesworth
Cc: Thomas Holman; Stephen Beattie
Subject: RE: PPSSNH-598 - Determination briefing - North Sydney - DA34/2025 - 8 West Street, North Sydney - Demolition and adaptive reuse of existing 11 storey commercial building
Attachments: Draft Updated Conditions 8 West Street DA 34_25 - Tracked.docx; Draft Updated Conditions 8 West Street DA 34_25 - Clean.docx

Dear Jade,

The following response is provided in relation to the above matter and is for consideration of the Panel in their deliberations on the above matter. This response is provided to address the issues raised by Panel members in this morning's meeting.

Draft Conditions

Council has met with the applicant following our meeting this morning and have agreed on a revised/updated conditions set to assist the Panel's in determining this matter. The changes requested by the Panel have been incorporated in the attached updated conditions of consent (tracked and clean versions).

The following comments are also provided in response to matter raised by Panel members:

1. Landscape design and plan references

Condition C1(xvi) (Police CPTED condition) has been deleted to remove reference to landscape design. This is on the basis that Council is satisfied that the landscape design is appropriate and relevant conditions are provided to ensure appropriate CCTV coverage of building entries & shopfront and compliance with Pedestrian Lighting standards.

Condition A1 has been amended to include reference to Landscape plans being a landscape detail and plant schedule prepared and provided by Urbis in the Landscape Concept package.

Landscape Maintenance condition has been added. Please refer to Condition I6.

2. Service Ducts, Hydrant boosters etc

The Panel's Condition requiring Hydrant Boosters and services to be enclosed has been added. Refer Condition C12.

This is considered to achieve the requirements of condition C11 and is in line with other recent Panel decisions.

3. Apartment Noise Attenuation Design

Council is broadly satisfied that the design achieves the design intent of the ADG with respect to 4H of the ADG with - Acoustic measures is considered to be adequately addressed by both condition Nos. C36, C37, C38 & G23.

However, it is also agreed that additional certification is reasonable and the Panel's preferred Apartment Noise Attenuation Design condition has been added. Please Refer condition C38.

4. Privacy to Level 1 Podium decks

Condition C41. (Privacy measures) has been updated to require installation of awnings with a minimum dimension of 1.2m from the glazing line of the building.

5. First Use condition deleted

Condition I4 has been deleted at the request of the Panel. Standard hours of operation permitted under SEPP (exempt & complying development) have been added as default hours of operation. Separate and further consent may be obtained for an extension of retail trading for these premises.

ADG Solar Access requirements

The applicant has directed Council to the sustainability design study which has been submitted with the application prepared by Mott McDonald and the design Verification Statement provided by Woods Bagot which outlines the solar access performance of units within the development.

The challenges of the adaptive re-use have been noted in Council's assessment, and the assessed performance of the building against ADG requirements would see 64.5% of living rooms achieve >2 hours direct solar access to living room windows and balconies to units between 9am and 3pm at midwinter allowing for the orientation of the eastern façade of the existing building to true north and the oblique angle of the sun from 11am onwards.

In consultation with the applicant and with the benefit of a review of the façade studies and solar analysis, this would increase to 95.9% of units achieving greater than 2 hours solar access if the period of performance is extended by 15 minutes in the mornings from 8:45am to 3pm during midwinter. This figure reflects the figures provided in Council's ADG compliance table and the applicant's submission materials.

The Council is satisfied with the applicant's supporting documentation on solar access have demonstrated adequate residential amenity will be achieved within the building, and that the solar access and amenity provided within the building would achieve Objective 4A-1 of the ADG "To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space."

The Panel may consider whether internal layout changes could reasonably improve compliance between the 9am and 3pm ADG Design Criteria core period through reorientation of the typical unit on the NE corner of the building (eg. Unit 0404) to amend the balcony design and place living rooms along the northern elevation. However, such a change would likely compromise the function and use of these units, placement of bedrooms and would reduce the level of solar access achieved to living rooms during early morning periods between 7am and 9am at midwinter.

Regards