



10 April 2026

Secretary
Department of Planning Housing & Infrastructure
4 Parramatta Square 12 Darcy Street
PARRAMATTA NSW 2150

SSD-61775465
D157/24
JD6 (CPE)

Attention: Ayse Lavorato, Senior Planning Officer

Dear Madame Secretary,

Re: STATE SIGNIFICANT DEVELOPMENT – REQUEST FOR ADVICE

SSD-67175465 – Mod 3 – 173 Walker Street North Sydney

Reference is made to the Department's recent request for advice regarding the subject application.

Having reviewed the application, Council raises the following concerns relating to the proposed relocation of the stormwater pipeline and easement:

1. The revised design was not supported by Council in December 2025, when the applicant consulted Council about the matter.
2. At the time, the applicant was advised the amendment was unsatisfactory and that the approved design must remain.
3. The applicant was also informed that Council would require at least 800mm clearance from the basement walls to the stormwater pipe, to allow replacement of the pipe in the future and that any cantilever of the building would need to provide enough space to allow the pipe to be replaced if needed.
4. Additionally, the pipe is to be clear of all structures. The modifications submitted do not reflect these requirements and will make future maintenance and replacement more difficult and result in additional expense for Council.
5. Further, neither does Council support replacement of the kerb inlet pits with strip drains in Hampden Street, as strip drains are more likely to be blocked and create future maintenance difficulties for Council.

For these reasons, Council submits that modification of the of the application in relation to approved stormwater works, related design amendments and amendment of conditions should either be removed from the modification application or be refused.

In addition, Council makes the following comments in respect of the letter by Colliers, 17 February 2026, which accompanied the subject application:

6. In section 3.0, the letter mentions that the stormwater design was preliminary and that following the site's acquisition by the present owner, detailed design has indicated certain issues arising from the approved stormwater line in Hampden Street clashing with or intersecting with other utilities, including water, electricity and telecommunications. These issues were apparent, discussed and resolved at the time the local development application, which preceded the subject SSD application, was considered. However no consent was issued as the appeal lodged by the applicant was discontinued.

Should you have any further enquiries, please contact Jim Davies, Executive Planner, business hours Monday to Friday, by phone (02) 9936 8378, or email jim.davies@northsydney.com.au.

Yours sincerely



Stephen J Beattie
SERVICE UNIT MANAGER DEVELOPMENT SERVICES