



04 August 2025

Secretary
Dept of Planning, Housing & Infrastructure
12 Darcy Street
PARRAMATTA NSW 2150

SSD 83956216
DA 184/2025/1
JD6 (P&E)

ATTENTION: Megan Fu, Principal Planner

**STATE SIGNIFICANT DEVELOPMENT APPLICATION 83956216
105-153 MILLER STREET NORTH SYDNEY
NEW UNIVERSITY CAMPUS
APPLICANT: INVESTA CUSTODIAN (2) PTY LTD**

Dear Secretary,

I refer to the Department's request for advice regarding the State Significant Development application for 105-153 Miller Street North Sydney, being the adaptive reuse of the former MLC Centre for the purpose of a new university campus. Following a review of available documents Council provides advice as requested, below.

Please note this is a 'placeholder' submission only and Council will make a detailed submission by 8 August 2025.

The Department would be aware that in December 2024, the same applicant submitted a development application (DA 387/24) for the same site, to undertake alterations and additions to the building for purposes renovating the building to enable commercial use, primarily offices with ground floor retailing. This proposal qualifies as regionally significant development, and determination of this application has been tentatively scheduled for September 2025.

For the purposes of this advice, taking into consideration Council's assessment is well-advanced for the commercial-use application, Council has compared the commercial re-use and the educational adaptation applications.

Regarding the subject university adaptation proposal, key issues identified by this analysis follow, and will be elaborated upon in the detailed submission:

- Street level activation in Miller Street and Denison Street could be considerably improved by including additional retail and food and beverage premises along both frontages, and in the podium level public space on the southern side of the building accessible via stairs (and internal lift) from Brett Whiteley Plaza.

- Parts of the building that open onto the public domain are proposed to be used as the 'university hub' which according to the application offers "an active interface with the city". To be further considered, how this would be achieved requires more thorough explanation than provided.
- Both projects need to be conditioned to ensure appropriate redesign of the forecourt to preserve the significant Lewers' sculpture and garden setting, consultation with the Lewers family and the Michael Meszaros, sculptor of the bas relief on the southern façade of the Miller Street building, "Strength in Unity", regarding the works' conservation and replacing on the building. Conditions regarding these and other matters will be provided for the Department's consideration, as requested.

To conclude, Council appreciates the opportunity to provide advice to the Department regarding the proposal.

Council's detailed submission will be emailed to Megan Fu on or before 8 August 2025.

Should you wish to discuss this matter, please contact the undersigned on 9336 8378, or at jim.davies@northsydney.nsw.gov.au.

Yours sincerely,



JIM DAVIES
EXECUTIVE ASSESSMENTS PLANNER