

DATE OF DECISION	Wednesday 11 April 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Michel Reymond, Veronique Marchandau
APOLOGIES	John Roseth
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2018SNH005 – North Sydney – RR_2018_NORTH_001_00 at 173-179 Walker Street North Sydney (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
 - ☐ not demonstrated strategic merit
 - ☒ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION





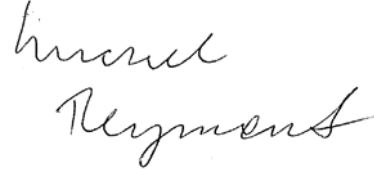
The Panel accepted the proposal has strategic merit particularly noting the Council has identified the site as an opportunity site under the draft Ward Street Precinct Masterplan. However, the Panel does not consider the planning proposal as submitted has site specific merit due to concerns in relation to height, lack of consolidation, overshadowing and access and traffic.

The Panel does note that both the Council and proponent have expressed a desire to work together to achieve a satisfactory outcome in a timely manner. The Panel strongly encourages the proponent and Council to work together in a timely manner to resolve the local planning issues.

The Panel considers the following key criteria should be part of the consultation between Council and the proponent:

1. The planning proposal should incorporate the current site and the adjacent properties on Hampden Street;

2. Consolidation of the site with the adjacent properties on Hampden Street;
3. The site is more suited to residential than commercial use;
4. Height transition down to the east from 41 McLaren Street, as proposed, and 168 Walker Street;
5. Views from the west should be maximised through the site;
6. Vehicle and pedestrian access into and around the site should be further reviewed including consultation with RMS;
7. Public consultation should be undertaken prior to consideration of a further proposal;
8. Overshadowing east of the freeway should be minimised;
9. Any future proposal should include a draft DCP, and
10. Provision of well connected open space on the site.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 Julie Savet Ward	 Veronique Marchand
 Michel Reymond	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SNH005 – North Sydney – RR_2018_NORTH_001_00 at 173-179 Walker Street North Sydney
2	LEP TO BE AMENDED	North Sydney Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	The Rezoning Review request seeks to amend the North Sydney Local Environmental Plan 2013 to increase the maximum building height and floor space ratio controls at 173-179 Walker Street North Sydney.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning and Environment Applicant submission: 9 April 2018 Applicant submission at meeting: 11 April 2018
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 11 April 2018, 9.00 am <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Veronique Marchandean, Michel Reymond Department of Planning and Environment (DPE) staff in attendance: Wayne Williams, Max Chipchase Briefing meeting with Department of Planning and Environment (DPE): 11 April 2018, 9.20am <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Veronique Marchandean, Michel Reymond Department of Planning and Environment (DPE) staff in attendance: Wayne Williams, Max Chipchase Briefing meeting with Council: 11 April 2018, 9.40am <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Veronique Marchandean, Michel Reymond Department of Planning and Environment (DPE) staff in attendance: Wayne Williams, Max Chipchase Council representatives in attendance: Marcello Occhiuzzi, Neal McCarry, Joanne Chan Briefing meeting with Proponent: 11 April 2018, 10.05am <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Veronique Marchandean, Michel Reymond Department of Planning and Environment (DPE) staff in attendance: Wayne Williams, Max Chipchase Proponent representatives in attendance: Peter Clemeshea, James Paver, Greg Gould, Tim Blythe, Stephen White, Sophy Purton, Michael Gaston Richard Lamb, Steve King, Rohan Dickson James Phillips