

Project: East Walker Street Precinct – Informal Pre-DA

Held at: North Sydney Council

On: 6 February 2019

Attendees:

- Joseph Hill (JH) – North Sydney Council
- Peter Clemesha (PC) - Avenor
- Joseph Ravi (JR) - Avenor
- Greg Gould (GG) - Avenor
- Stephen White (SW) - Urbis
- Jonathan Knapp (JK) - SJB

Item	Action / comment
Overshadowing	<ul style="list-style-type: none"> • Overshadowing of Doris Fitton Park needs to be clearly documented in the PP submission
Parking / Access	<ul style="list-style-type: none"> • Avenor advised it consultation has occurred with RMS • JH didn't see any major concerns here • JH is expected to see additional work on basement / parking as part of the PP
LEP and DCP Amendments	<ul style="list-style-type: none"> • JH stated that he does not like incentive clauses but understands the rationale behind this in this instance. • JH noted that the Sydney North Planning Panel may understand that the incentives are the most appropriate way to encourage amalgamation • JH noted that the DCP is straightforward for preparation and did not raise specific comments in relation to the rationale proposed. • JH noted that the proposed structure sounded appropriate and agreed with having our precinct specific controls sit in Hampden Street Character Area section.
VPA	<ul style="list-style-type: none"> • JH referred to the agreement structure used recently at 619-621 Pacific Highway St Leonards (A draft Agreement) and encouraged Avenor to advance the detail of its current offer. • JH stated his desire is to avoid delays from legal-rewording by presenting the structure of the agreement early to determine whether conditions of the planning agreement are supportable
Owners consent	<ul style="list-style-type: none"> • Avenor stated that we are working on it and it is somewhat complicated for owner of 15 Hampden Street. • JH advised that we should show intent to seek owners consent even if we cannot obtain it • JH confirmed that it is not a requirement under the EP&A Act to provide owners consent as part of a Planning Proposal
Rezoning Moratorium	<ul style="list-style-type: none"> • SW advised that Greg Woodhams from the GSC has been tasked to coordinating a review. • JH was unaware of the GSC's timing to complete its review. • Anticipated likely delay of the review until past the NSW March election
Northern CBD Study	<ul style="list-style-type: none"> • Briefs are underway and should be awarded to consultants by mid 2019. • Work on the studies will be expected to be completed before the end of 2019 • Exhibition of the study could take place before the end of 2019

Item	Action / comment
Other	<ul style="list-style-type: none"> • JH commented about the 80m2 non-residential space • JH understood the need for density in this location