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Minutes

Subject: East Walker Street Planning Proposal

Date of Meeting: 27 June 2019, 10:00am

Meeting Venue: North Sydney Council, 200 Miller Street North Sydney, NSW 2060

Attendees: Neal McCarry, North Sydney Council
Ben Boyd, North Sydney Council
Brett Brown, Ingham Planning
Jonathan Knapp, SJB
Kim Crestani, Order Architects
Stephen White, Urbis
Peter Clemesha, Avenor
Greg Gould, Avenor

Notes on Meeting Background:

Meeting arranged for Avenor to brief Ingham Planning on the Planning Proposal (03/19) for 173-179 Walker Street and 11 – 17 Hampden Street, North Sydney 2060.

- Stephen White provided an overview of the background to the Planning Proposal including the previous planning proposal on 173-179 Walker Street, the decisions and recommendations of the Sydney North Planning Panel on this proposal, and the subsequent planning work undertaken by SJB and Urbis to prepare the new proposal.
- Brett Brown asked if consultation with the owners at 11-17 Hampden Street has taken place. Stephen White replied that the owners were briefed on the proposal, are supportive of the proposal and will be able to provide letters of consent shortly.
- Brett Brown expressed an interest in the design evolution and rationale behind the urban design solutions. He inquired if the changes to the DCP controls proposed are needed to be changed if amalgamation occurs.

Stephen replied that the DCP controls proposed are intended to allow for different amalgamation scenarios.

- Neal McCarry advised that the Stage 2 Ward Street Precinct Masterplan had been an agenda item at the North Sydney Council Meeting on 24 June 2019, and that it had been resolved to adopt Option 2 for the masterplan design. 45 McLaren Street would not have a significant change in building envelope.
- Johnathan Knapp provided an overview of the Urban Design report, outlining the methodology undertaken to inform urban design outcomes and the planning principles applied in the Planning Proposal. The design principles were described as mirroring those applied by Hassell in the Stage 2 Ward Street Precinct Masterplan. Jonathan explained the process undertaken for community consultation and how findings from community and stakeholder engagement had been used to inform design development.
- Brett Brown asked if there were direct pedestrian links to the Ward Street Precinct and the proposed Ward Street community facilities. Jonathan described access as being available from two pedestrian links, including a site through link in Belvedere accessed by a locked gate.
- Brett Brown requested a map showing the positions which view impact photographs used in the *Appendix G - Visual Impact Assessment* (by Richard Lamb and Associates) were taken from and if further information on view and overshadowing impacts could be provided. Avenor stated that a map could be provided showing view photography locations. Council would provide an email with some points.
- Brett Brown asked about the heights of building podiums including the building height on Hampden Street and the 3 storey street setback had been informed. Jonathan Knapp explained that datum lines for heights related to the adjacent 150 Walker Street, 88 Berry Street, and the terraces on the north side of Hampden Street.

- Brett Brown stated that amalgamation as envisaged in the masterplan should be supported with urban design justification.
- Ben Boyd provided an update on the Northern CBD Planning Study and that Council had so far rejected the tenders received for the Study and will shortly commence initial community consultation in order to meet the deadline required by the Department of Planning and Environment.
- Council asked if the impact of overshadowing from the WSPM on the subject site had been considered. SJB replied that it had been considered.
- Meeting ended 11:00am