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Avenor Pty Ltd ABN: 17 609 542 252

Minutes

Subject: 173-179 Walker Street Planning Proposal

Date of Meeting: 17 September 2018, 2:00pm

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

Attendees: Marcelo Occhiuzzi, Manager Strategic Planning, North Sydney Council
Neal McCarr, Team Leader – Policy, North Sydney Council
Jonathan Knapp, Director, Urban Design, SJB
Kim Crestani, Director, Order Architects

Notes on Meeting Background:

SJB was appointed by Avenor to prepare a Concept and Built Form Testing Report for the sites at 173-179 Walker Street and the potential amalgamation of sites at 11-17 Hampden Street.

The purpose of the study is to support a Planning Proposal which takes into consideration the scale of development proposed by the Ward Street Precinct Masterplan and surrounding development in order to recommend amendments to North Sydney Council Local Environmental Plan 2013. It provides a detailed testing of the capacity of the site against the strategic objectives for the area, having regard to context, site opportunities, constraints and the future vision for North Sydney.

A report was presented by SJB and Order Architects to North Sydney Council for the purpose of consultation on design development and considerations for a revised planning proposal.

Item	Comment	Action
1. DP&E Funding Grant	<p>Council has applied to the Department of Planning and Environment (DP&E) for a grant for additional master-planning resources to review the North Sydney CBD. Council stated that it was intended to use these additional resources for a Masterplan Study Area for the area to the North of North Sydney CBD and the Ward Street Precinct.</p>	Note
2. Masterplanning Process	<p>Council advised that they would not support a proponent-led Planning Proposal. Council confirmed that the best planning pathway available to Avenor was to submit a planning proposal, and progress through a Rezoning Review with the Department of Planning & Environment for assessment by the Sydney North Planning Panel. Council would provide a report on the proposal, but its unlikely to be supportive due to the reasons noted above.</p> <p>Council noted that the Planning Panel's comments, prepared in response to the previous proposal, outlined the key issues that need to be addresses as part of any new/revised planning proposal. Council also recognises the significant changes that have been made to the design in response to these matters, including a reduction in height and yield, responsive to site amalgamation, and sensitivity to view affectation and solar impacts.</p>	Note
3. Community Consultation	<p>Council also suggested that community consultation be undertaken in a meaningful way prior to lodgement.</p> <p>Marcelo Occhiuzzi noted that the residents in 138 Walker Street (Belvedere) may have been led to believe that the subject site (173-179 Walker Street) was heritage listed, which limited the redevelopment opportunity and would preserve their views to the harbour. This is likely to be a primary focus during the community consultation.</p>	Note

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4. Commercial Uses	<p>Council queried the amalgamated site's capacity to support commercial uses, given its proximity to the CBD, new Metro station, and the limited opportunities for new commercial development within North Sydney. SJB and Order Architects proposed that a concept design for a commercial building could be used to test the solar and view impacts on surrounding residential buildings.</p>	Note
5. Doris Fitton Park Overshadowing	<p>Council acknowledged that Doris Fitton Park comprised poor quality public space and may in the future be reconsidered as a Special Area in the North Sydney LEP 2013. It was strongly recommended that Avenor should limit solar impacts on the park as part of any future planning proposal. Council would object to a Planning Proposal regardless, however, by limiting the grounds for their objection there would be a greater likelihood of success when assessed by the Sydney North Planning Panel.</p>	Note
6. Proposed Council Planning Proposal Moratorium	<p>Council will be continuing to support a moratorium on the lodgement of new proponent-led Planning Proposals for residential rezoning and are waiting on a response from the Minister for Planning. In the event that these moratoriums are able to be enforced, a Planning Proposal by Avenor for the East Walker Street Opportunity Site would be considered to be "on foot" due to the ongoing nature of planning work following the previous Planning Proposal decision.</p>	Note
7. SJB Concept Designs	<p>SJB presented two concept designs for the East Walker Street Opportunity Site. Council considered the SJB concept designs represented an improvement to the previous Planning Proposal design.</p> <p>Council stated that the preferred urban design outcome is a single tower on an amalgamated site (Option 2), however, in the event that amalgamation is not able to be achieved the concept design with two towers (Option 1)</p>	Note

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	is a good design. Council was receptive of both designs due to their incorporation of a height transition from the Ward Street Precinct, the ability to address the recommendations of the Planning Panel, and the reduction of solar impacts on Doris Fitton Park.	
8. Preferred Concept Design	Council stated that Avenor would have to decide on the preferred concept design (single tower or two tower options) depending on the ability to amalgamate with adjoining landowners at 11-17 Hampden Street.	Note
9. Planning Pathway	Avenor was advised that meeting the recommended Planning Panel criteria for re-lodgement of a Planning Proposal would provide the easiest approval pathway for assessment by Council and subsequent Rezoning Review.	Note
10. Meeting Close	3:00pm	Note