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Avenor Pty Ltd  
c/- Peter Clemesha  
Level 17 9 Castlereagh Street  
SYDNEY NSW 2000

CF1 (CIS)  
28<sup>th</sup> November 2018

Dear Peter,

**PRE-PLANNING PROPOSAL MEETING CONFIRMATION**

Please be advised that a Pre-Planning Proposal meeting with Council has been organised for:

**Address:** 173-179 Walker Street & 11-17 Hampden Street, North Sydney

**Date:** 10<sup>th</sup> December 2018

**Time:** 10:30am in CIS Meeting Room 1, North Sydney Council Chambers

The meeting will be conducted at North Sydney Council, 200 Miller Street, North Sydney.  
Please advise the Customer Service Centre upon arrival.

Should you require any further information, please contact Carly Frew on 9936 8210.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'CF', written over the words 'Yours faithfully,'.

CARLY FREW

**TEAM LEADER ADMINISTRATION SERVICES  
CITY STRATEGY DIVISION**



# PRE - PLANNING PROPOSAL

173-179 Walker Street North Sydney

**Time:** 10:30am  
**Date:** Monday 10 December 2018  
**Venue:** CIS Meeting Room 1  
200 Miller Street  
NORTH SYDNEY NSW 2060

## Attendees:

NSC Staff	Applicant/Agent
Joseph Hill – Director City Strategy	Peter Clemesha – Avenor
Marcelo Occhiuzzi – Manager Strategic Planning	James Paver – Avenor
Neal McCarry – Team Leader Policy	Greg Gould – Avenor
Joanne Chan – Strategic Planner	Jonathan Knapp - JSB
Emily Sayer – Administration Officer	Stephen White – Urbis
	Kim Crestani – Order Architects

## INTRODUCTION

This meeting was set up at the request of the proponent to discuss the likelihood of support for a planning proposal for an amalgamated site, generally bound by Hampden St to the north, the Warringah Freeway to the east, Berry Street to the south and Walker Street to the west.

### 1. THE SITE

The site is located at 173-179 Walker Street, and 11-17 Hampden Street, North Sydney. The site has a total area of 3,949sqm and is zoned R4 – High Density Residential under NSLEP 2013. The subject site is not identified as a heritage item nor is it in a Conservation Area. However, further to the north from 11-17 Hampden Street is a row of two storey heritage listed terrace houses (2-14 Hampden Street). Directly to the west of the site is Walker Street which is dissected by a heritage listed sandstone retaining wall. Further to the west is 144-150 Walker Street which includes 4 heritage listed items positioned in front of a ten storey building to the rear.

## **2. PROPOSAL**

An urban design concept plan was provided as part of the pre-lodgement package which proposed:

- A new residential development on the amalgamated site with the tallest element at the corner of Walker and Hampden Street at 29 levels, transitioning down to 28, 24 and 10 levels facing Walker Street, and 8 levels on the site facing Hampden Street;
- Approximately 5 basement levels for parking;
- A new linear public park along Walker Street (approximately 749sqm); and
- Mixed use retail at ground level (approximately 80sqm).

The urban design concept suggests the amendments to the NSLEP 2013 to facilitate the concept design would seek the following:

- Increase the maximum height of buildings to RL 148.6;
- Include an additional clause to ensure that there is no additional overshadowing to Doris Fitton Park; and
- Include an additional clause to ensure that the built form proposed is sensitive to solar access to the residential development at 88 Berry Street.

The urban design concept plan does not recommend the imposition of a maximum floor space ratio (FSR) control. However, a total GFA of 22,900sqm was provided which equates to an FSR of 5.8:1 over the whole site.

## MATTERS DISCUSSED

The outcomes of the meeting are summarised as follows:

### **Community Consultation:**

- Avenor advised that they have commenced pre-lodgement community consultation in the form of two stages for their Planning Proposal and to date, have received some positive feedback.
- Avenor indicated that as part of this process, the community has not/will not be provided with the scheme/height in the first round of engagement.
- Council staff questioned why the heights/scheme were not provided and that it would be best to provide an option during community consultation.
- Avenor advised that they have the desire to gather preliminary information first.
- Council staff highlighted that the link provided by Avenor for the independent community consultation component did not work last week when attempted to access.

### **Proposal**

- Avenor stated that SJB was commissioned to provide a fresh perspective on the site, given the release of the Sydney North Planning Panel's comments. In particular, the site is being considered as an amalgamated site, also informed by the Draft Stage 2 Ward Street Precinct Masterplan.
- JK (SJB) mentioned that the key principles of the scheme are based on solar amenity to the south, no additional overshadowing at Doris Fitton Park (DFP), view sharing and impacts to the North Sydney CBD skyline. It was also emphasised that the key objective was to satisfy the Planning Panel's comments.
- Council staff advised that the proposal should also consider Council's comments and include a new column in the matrix addressing Council's comments.
- **Overshadowing of DFP:**
  - Council staff highlighted that the proposal refers to no additional overshadowing of DFP from 12-1pm, however under *NSLEP 2013*, there is to be no additional overshadowing of DFP from 12-2pm.
  - JK (SJB) clarified that the shadow analysis satisfies *NSLEP 2013*'s requirement, and references to 12-1pm was a typographic error that will be rectified.
- **Height transition:**
  - Council staff indicated that there is a contradiction in the height transition, and to be mindful that Draft Stage 2 Ward Street Precinct Masterplan has 2 options, with more height occurring in the North in Option 1. Furthermore, 41 McLaren Street is of critical scale, however a Gateway Review has been lodged, and thus, there is no guarantee that these heights will be pursued and cannot be relied upon as justification for the proposal.
- **Owner's consent:**
  - Council staff questioned whether Avenor has successfully negotiated with the owners along Hampden Street.
  - PC (Avenor) responded by stating that they have had discussions purely based on design principles with the owners at 17 Hampden Street. However, the owners at 15 Hampden Street have been difficult to contact.
  - Council staff advised that should a proposal be lodged, it must include all owner's consent.
- **Moratorium on planning proposals/Precinct wide study:**

- Council staff advised of Council's recent resolution to put a moratorium on planning proposals involving residential development, and that the Minister has forwarded the matter to the GSC for advice before making a decision.
- Council staff also advised that the proposal would require a precinct wide study in order to not be subject to the moratorium (further discussed below).
- Access and Parking:
  - Council staff indicated that the amount of parking/basement levels appeared to be excessive. The North Sydney Transport Strategy recognises that there is a direct correlation between parking supply and traffic generation and congestion. There are also concerns with vehicles travelling south along Walker Street and vehicles turning right into the development, as well as potential queuing to the intersection of Walker and Berry Street.
  - Avenor indicated that their engineers are currently looking into this issue.
- Podium lengths:
  - Council staff highlighted that the podium lengths (61m on Walker Street and 50m on Hampden Street) is excessive and also exacerbate view impacts.
  - Avenor acknowledged this and that their architects have discussed this matter.
- VPA:
  - Council staff indicated that whilst a precinct wide study would be required to inform suitable offers, public benefits could be provided in the form of road widening or affordable housing. It was also highlighted that the quality of public open space was relatively poor within the area.
  - Avenor also suggested that future VPAs could fix accessibility issues and walking alignments associated with the site.
- Other:
  - SW (Urbis) questioned if an amalgamation incentive could be applied to this site.
  - Council staff highlighted that North Sydney Council has received grant funding from State government and that it recognises the need to review the planning controls in the locality due to the introduction of the Metro, heritage and topographic constraints. This work would commence in early 2019.
  - Council staff advised that RMS has indicated in draft plans that the landscaped portion of the site along Warringah Freeway may form part of the Western Harbour Tunnel and Beaches Link. This could undermine Avenor's desire to transform it into a future regional pedestrian connection, and may need to be considered in any future design. It was recommended that Avenor review Council's transport masterplan and resolution on the Western Harbour Tunnel.
  - SW (Urbis) questioned whether the Northern CBD boundary of the Precinct Study has been defined.
  - Council staff advised that no definitive boundary as of yet, however, it would most likely extend to the heritage components within the locality.
  - Council staff highlighted that consideration should be given to increasing the non-residential floorspace to both better activate the site and provide employment generating floorspace opportunities.
  - MO (NSC) indicated that the 10m setback along Walker Street, which was proposed to be dedicated to Council served very little utility as public open space. MO (NSC) offered that Avenor reconsider this approach.

## NOTES

The aim of pre planning proposal consultation is to provide a service to people who wish to obtain the views of Council staff about the various aspects of a preliminary proposal, prior to lodging a planning proposal (PP). The advice can then be addressed or at least known, prior to lodging a PP. This has the following benefits;

- Allowing a more informed decision about whether to proceed with a PP
- Allowing matters and issues to be addressed especially issues of concern, prior to lodging a PP

This could then save time and money once the PP is lodged.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this letter are based only on the plans and information submitted for preliminary assessment and discussion at the pre PP consultation. You are advised that

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the PP process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice;
- This Pre-PP advice does not bind Council officers, the elected Council members, or other bodies beyond Council in any way whatsoever.

Council thanks you for choosing Council's pre-PP service and hopes that the meeting was of assistance.

Should you have any further enquiries concerning these minutes please contact Council's Strategic Planning staff during normal business hours on 9936 8100.

**Note: The above notes are an indication of the issues discussed and conclusions reached at the meeting. They do not constitute a determination of Council, forming only part of the planning proposal assessment process.**

**Meeting Close**