



**ORDER
ARCHITECTS**

18th March 2019

General Manager
North Sydney Council
200 Miller Street
NORTH SYDNEY NSW 2060

RE: 173-179 Walker Street, North Sydney NSW 2060

Dear Sir,

In June 2018, Kim Crestani, Director, Order Architects was engaged by Avenor to undertake a review of the Planning Proposal for 173-179 Walker Street, North Sydney.

This review included a critique of the original Planning Proposal and the Rezoning Review Record of Decision of the North Sydney Planning Panel's comments of 11th April 2018, in particular the key criteria set out in 10 points.

Following this review, a brief for new consultants was prepared collaboratively with the Avenor team to prepare a fresh Planning Proposal that would seek to satisfy the key criteria and fully address equitable land development in the North Sydney context.

The main consultant team of SJB Architects + Urban Designers and Aspect Landscape Architects were highly recommended to Avenor, by Kim Crestani as experts in the North Sydney area, given their experience and work on such projects as Sydney Metro and other sensitive Master planning and public domain consultancies.

The resulting Planning Proposal has been carried out in a diligent manner, where numerous options have been tested for sites to be amalgamated and also being able to be developed independently. The use of the site as residential sits well with the future of the North Sydney CBD becoming a liveable 24/7 city with access to two Metro Stations. The testing of height transitions and view sharing, along with overshadowing have also been undertaken in the same manner that Council have undertaken with the Ward Street master plan.

Community consultation experts KJA were also recommended to undertake comprehensive community consultation during early 2019 and their feedback has been incorporated into the findings.

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The resulting SJB/Aspect Urban Design Document clearly demonstrates a comprehensive and well-considered proposition for development of the subject lands.

The development of this subject site/s is a marked improvement on the previous Planning Proposal and has been prepared in accordance with good strategic Urban Design practices.

The findings and conclusions would fit well within Councils further investigations and have demonstrated, in my view that both Strategic and site specific merit can be met.

Kim Crestani, Director, Order Architects Pty Ltd

March 2019/ 1199 NSC Letter/ Avenor .

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