

<b>DATE OF MEETING</b>	17 March 2021
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Kevin Alker
<b>APOLOGIES</b>	Virginia Waller
<b>DECLARATIONS OF INTEREST</b>	Ken Robinson and Stephen Barbour both declared a conflict of interest having in their capacity as Councillors voted and or participated in meetings on this proposal.

Public meeting held Public Teleconference on 17 March 2021, opened at 3.07pm and closed at 4.46pm

#### **MATTER CONSIDERED**

2020SNH005 – North Sydney – PP\_2020\_NORTHS\_004\_00 at 173-179 Walker Street and 11-17 Hampden Street North Sydney

The Planning Proposal seeks to amend North Sydney Local Environmental Plan 2013 for the site at 173-179 Walker Street and 11-17 Hampden Street North Sydney to:

- increase the maximum height of buildings from 12m to RL133;
- establish a maximum FSR of 6.1:1;
- introduce a new Special Provisions Map within the NSLEP 2013 and identify the Precinct on the map as 'Area 1'; and
- amend Part 6 Additional Local Provisions to include clause '6.20 East Walker Street Precinct' to establish controls associated with lot amalgamation, overshadowing and community infrastructure, whilst also including a building height incentive allowing for a maximum height of RL148.

#### **PUBLIC SUBMISSIONS**

During the public meeting, the Panel heard submissions from the following parties:

- Community submissions – Neal McCarry on behalf of North Sydney Council, Sue Fryda-Blackwell, John Seymour, Ania Bokina, John Mariano, Alison Graham, Harry Henderson, Mayor Jilly Gibson, David Hore, John Prentice, Phil Jedlin on behalf of Hampden Street Terrace owners, Rob Shoebridge
- On behalf of the Proponent – Johnathan Knapp, James Paver, Stephen White, Josh Milston.

#### **OUTCOME OF THE MEETING**

The Panel unanimously determined to advise the Minister that the Planning Proposal should proceed to finalisation for the reasons outlined below and in the Department's assessment of the Planning Proposal and public submissions.



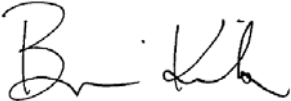
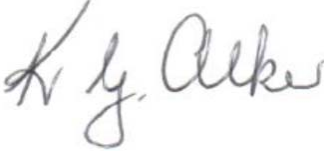
The Panel noted the Planning Proposal had been subject to comprehensive, rigorous and transparent review over the last two years, including public exhibition, and had been refined by the Proponent as a result of that process.

During the public meeting, the Panel heard extensive debate on most aspects of the Proposal from community and Council representatives and the Proponent. The Panel formed the view that concerns raised in written submissions and during the meeting had been adequately addressed in the Department's response to submissions and by the Proponent's responses during the public meeting.

While many community and Council concerns focused on morning solar access, view loss and the proposed height of the tallest tower on the corner of Walker and Hampden Streets, the Panel noted the design of a slender tower minimises solar and view impacts and the refined proposal does provide for view sharing. Additionally, apart from the tower, the remainder of the proposed development being an 8 storey built

form, open space and access ways, complies with Council’s recommendation in the Civic Precinct Planning Study. The refined proposal reduced the FSR from 6.9:1 to 6.1:1 and meets that FSR.

The Panel also notes the ongoing negotiations of public benefits are critical to an optimal outcome in the community interest. The Panel further notes that notwithstanding professional traffic advice, careful consideration needs to be given to traffic analysis at the DA stage to minimise adverse impacts on Walker Street.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Kevin Alker