



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

19 July 2019

Mr Marcelo Occhiuzzi
Manager Strategic Planning
North Sydney Council

Dear Marcelo,

RESPONSE TO REQUEST - 173-179 WALKER STREET AND 11-17 HAMPDEN STREET, NORTH SYDNEY PLANNING PROPOSAL

On behalf of Avenor Pty Ltd (**the Proponent**), we hereby provide additional information to the above Planning Proposal (03/2019).

The supplementary information is provided following our meeting of 27 June 2019 with Council planning staff and Council's independent assessing planner from Ingham Planning, and subsequent email from Neal McCarry dated 15 July 2019.

We have provided clarification and additional information in response to specific queries raised at the meeting and in the email.

1. RESPONSE TO QUERIES

Following the meeting we wish to respond to certain questions that arose during the discussion. A summary is provided below:

- That the proposed amendments to the DCP include provisions for all potential development outcomes resulting from the LEP changes and the LEP Special Provisions.
- That a Community Consultation process has been undertaken as required by the Planning Panel decision from the previous planning proposal. Furthermore, the 2 stage community consultation process was comprehensive in nature and provided valuable feedback that has informed elements of the reference design.

2. SUPPLEMENTARY INFORMATION

- *More detail of where view photographs were taken from and relevant extracts from the View Impact Assessment Report by RLA.*
 - Additional information on the location of view photographs used in the RLA report is included in **Attachment A**.
- *More details of the benefits of the Special Provisions Reference Design.*



- Refer to the reply provided by SJB in **Attachment B** to this letter.
- *Additional information on shadow impacts from proposal*
 - SJB have provided more information (refer to **Attachment C**) in response to the query regarding the Solar access to 88 Berry Street and 171 Walker Street, as well as overshadowing impacts on Doris Fitton Park and residential areas east of the Warringah Freeway.

3. CONCLUSION

We trust that this information satisfactorily addresses the queries and additional information required to advance and finalise the assessment of the Planning Proposal.

If there are any further concerns or queries, please don't hesitate to contact me on 0419 797 555 or swhite@urbis.com.au

Yours sincerely,

A handwritten signature in black ink that reads "Stephen White". The signature is written in a cursive, flowing style.

Stephen White
Director



Attachment A – Photograph Locations

Address

Level 17, 9 Castlereagh Street
Sydney NSW 2000 Australia

Contact

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Avenor Pty Ltd ABN: 17 609 542 252

19 July 2019

Mr Marcelo Occhiuzzi,
Manager Strategic Planning
North Sydney Council
200 Miller Street, North Sydney NSW 2060

Re: Supplementary information for Planning Proposal (PP 3/19) for East Walker Street North Sydney

Dear Marcelo,

Avenor would like to provide additional information on the Planning Proposal (PP3/19) for 173-179 Walker Street and 11-17 Hampden Street, North Sydney. This information is in response to a request by Ingham Planning to confirm the location of view impact photography undertaken in the Visual Assessment Report prepared by Richard Lamb & Associates.

The map and list attached identifies the coordinates, heights, aspect and locations of the photographs presented in this report. Views have been photographed at 138 Walker Street, 150 Walker Street, 2 Hampden Street, and 168 Walker Street. Additional view photography has been undertaken at these properties at 8 Hampden Street and 171 Walker Street which informed the View Impact Assessment, but not used for view impact montages.

In the preparation of the Visual Impact Assessment Report, analysis was undertaken in accordance with the Tenacity planning principle established in the Land and Environment Court of New South Wales (*Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours*).

The report advised that, 'In analysing the viewer sensitivity, notwithstanding that the composition of views to the east would change for some of the closest neighbours to the site, it was concluded that the majority of private domain view loss would not include highly valued iconic features as defined in Tenacity. For example, parts of Sydney Harbour, the Sydney Harbour Bridge and the



Sydney Opera House are unlikely to be part of the composition of the majority of the closest and potentially affected neighbours.' (Visual Impact Assessment Report Page 23).

In line with the advice from Dr Richard Lamb, a full assessment of view loss in the private domain adopting the *Tenacity* principles would be more appropriate at a development application stage.

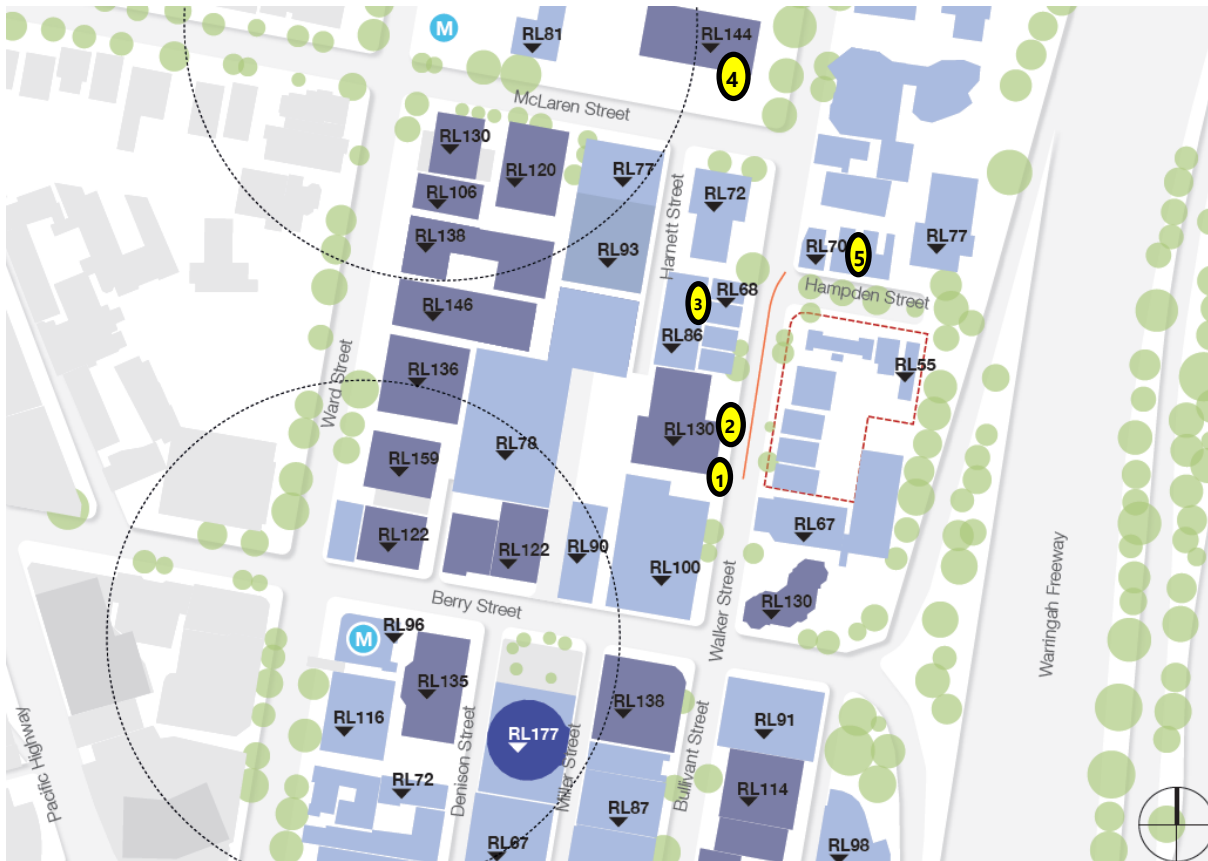
Yours Sincerely,

A handwritten signature in black ink, appearing to read "P. Clemesha".

Peter Clemesha Director, Avenor Pty Limited
For and on behalf of Walker Street No. 100 Pty Ltd

Avenor.

View Photography Locations from SJB Urban Design Report (Appendix A) showing existing heights of surrounding buildings.



No	Address	Description / Location	View Direction	Location Coordinates	Height (RL)
1	138 Walker Street	View from Apartment 1605. Level 16. 138 Walker Street North Sydney. View from living room of apartment in South East corner of building.	South East	33°50'10.9"S 151°12'32.9"E	110
2	138 Walker Street	View from Roof. View from North East corner of main Belvedere tower.	South East	33°50'10.2"S 151°12'32.8"E	128
3	150 Walker Street	View from Apartment 302. Level 3. 150 Walker Street North Sydney. View from apartment in centre of building.	East	33°50'08.9"S 151°12'32.9"E	71
4	168 Walker Street	Drone Photograph from exterior. View from South side of South East corner of building. Equivalent to Level 17.	South East	33°50'06.0"S 151°12'32.9"E	119.60
5	2 Hampden Street	View from Level 1 Bedroom balcony of Terrace House on Northern side of Hampden Street.	South	33°50'08.1"S 151°12'34.8"E	61.58



Attachment B – Special Provisions Reference Design Benefits (SJB)

Benefits of Special Provision Proposal

The benefits of amalgamation and FSR proposed as part of the Special Provision Reference Scheme (Section 7) has been derived from the following points;

- Additional development potential proposed (6.1:1 up to 6.9:1), and the increase in height from 24 storeys (RL133) to 29 storeys (RL148), provides a suitable catalyst for the amalgamation of the site's within the study area by incentivising landowners to amalgamate as a single development as recommended by the Sydney North Planning Panel.
- An amalgamated site enables greater flexibility in the built form approach, whilst continuing to reflect the design principles outlined in the Urban Design Study, most notably, solar access to 88 Berry Street, Doris Fitton Park, and minimising view affectation to the properties along Walker Street (Belvedere)
- Single-tower form on the amalgamated site improved solar access to 88 Berry, and pushes the built form towards the north of the site, further improving the views for properties in the Belvedere (views down the harbour to Bondi Junction). Views to the West and North are also maximised.
- The sense of enclosure to Hampden Street is mediated by the definition of a 3-storey street wall, 8-storey podium form and through architectural expression.
- The building length along Walker Street can be addressed through vertical expression that aligns with the steps in height. This approach can be further reinforced by materiality and architectural treatments
- Site access arrangements can be consolidated to a single-point from Walker Street, reducing the impact to Hampden Street and maintaining the greatest number of on-street parking
- Hampden Street frontage can be addressed by a terrace-typology up to 3-storeys, unaffected by basement parking access points, and better reflecting the character of the heritage terraces along the northern frontage.
- This scheme will result in less disruption to local residents due to a single stage of development, minimising the impact of construction.

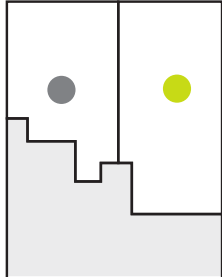




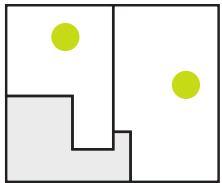
Attachment C – Additional Shadow Analysis (SJB)

Reference scheme:
solar study of 88 Berry Street

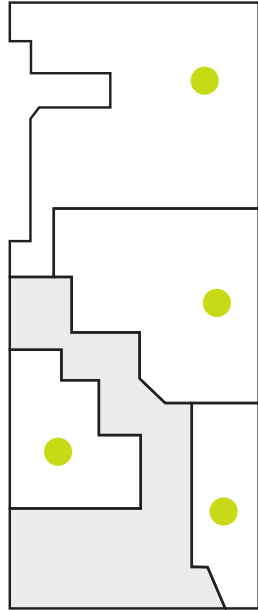
ADG Solar Study



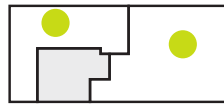
Lower Ground



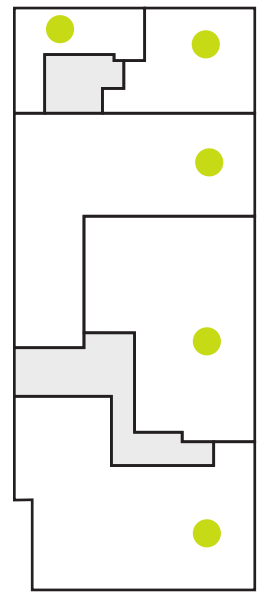
Mezzanine



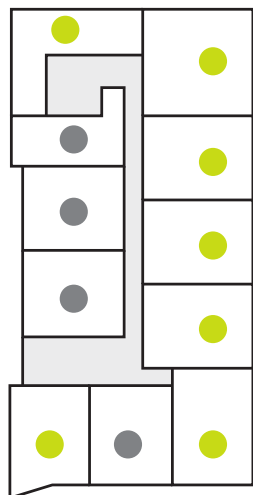
Ground floor



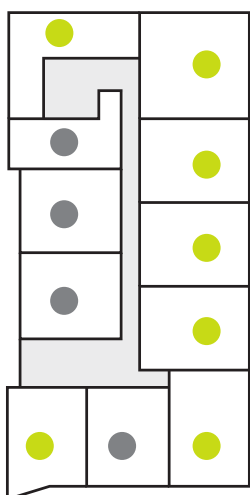
Level 1



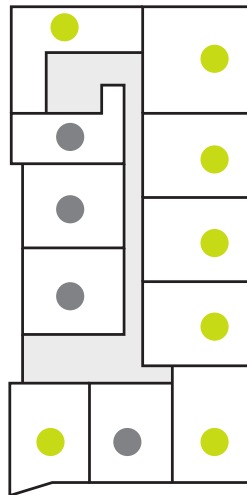
Level 2



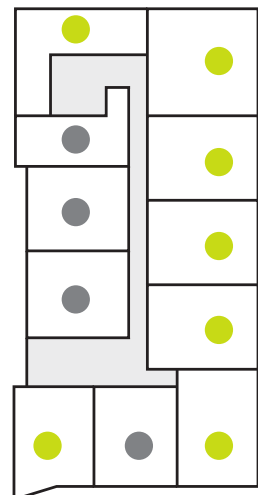
Level 3



Level 4



Level 5



Level 6

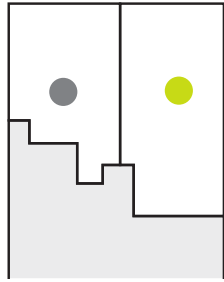
● 2hrs daylight will be easily achieved with design resolution at DA

● less than 2hrs daylight in mid-winter

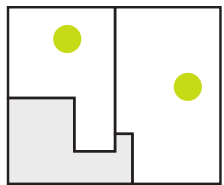


Special Provision Reference Scheme: solar study of 88 Berry Street

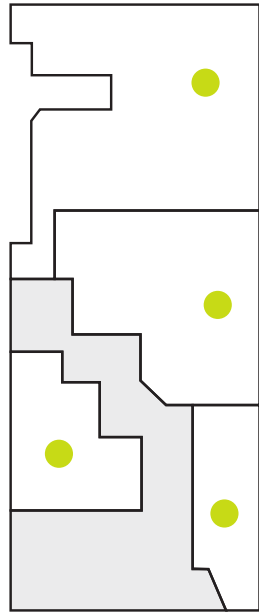
ADG Solar Study



Lower Ground



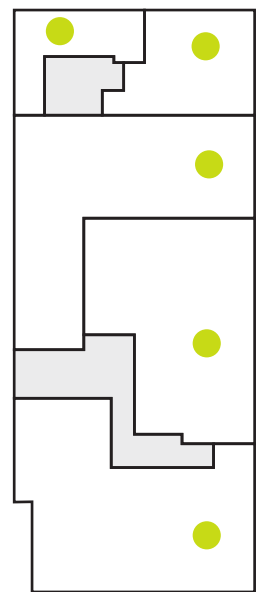
Mezzanine



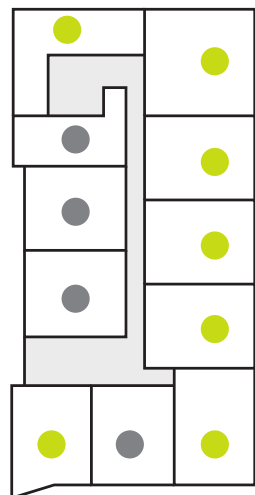
Ground floor



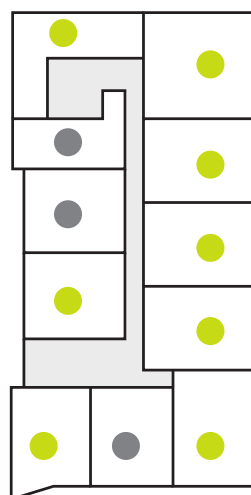
Level 1



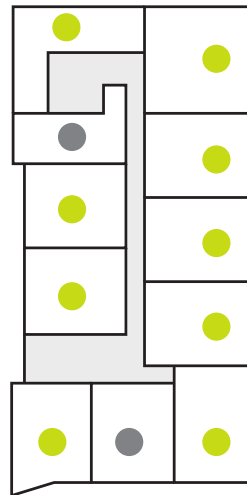
Level 2



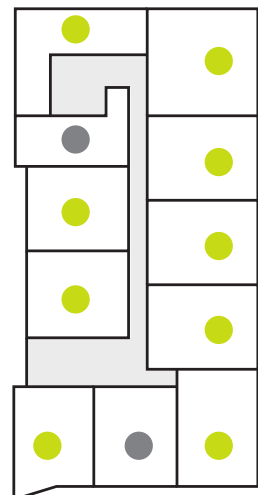
Level 3



Level 4



Level 5



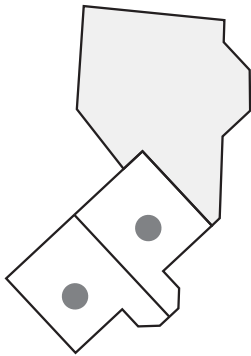
Level 6

 2hrs daylight will be easily achieved with design resolution at DA

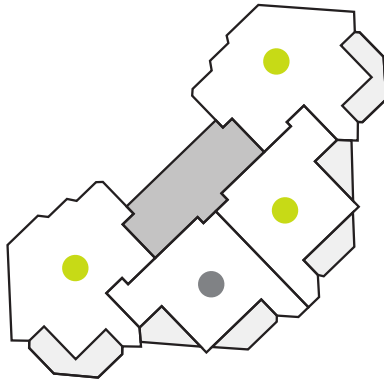
 less than 2hrs daylight in mid-winter



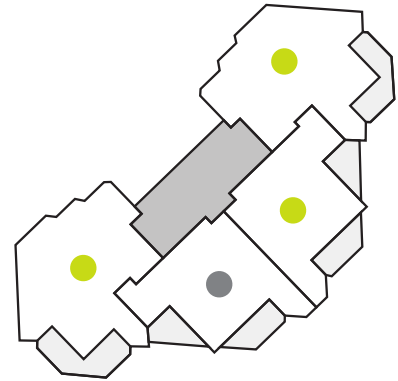
Reference scheme:
solar study of Century Plaza



Lower Ground Floor



Ground Floor - Level 3



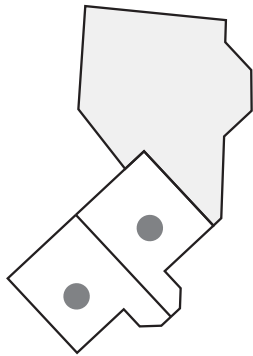
Level 4 - Level 20

● more than 2hrs daylight
in mid-winter

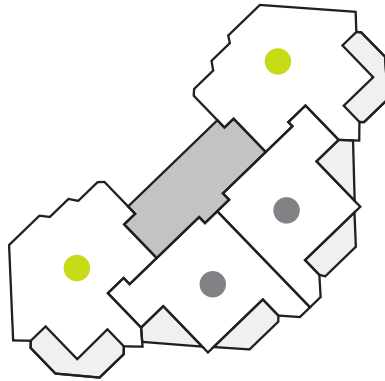
● less than 2hrs daylight in
mid-winter



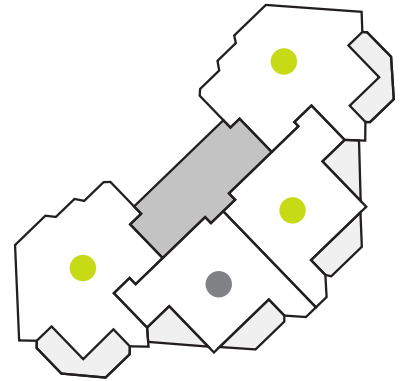
Special Provision Reference scheme:
solar study of Century Plaza



Lower Ground Floor



Ground Floor - Level 3



Level 4 - Level 20

● more than 2hrs daylight
in mid-winter

● less than 2hrs daylight in
mid-winter



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19 July 2019

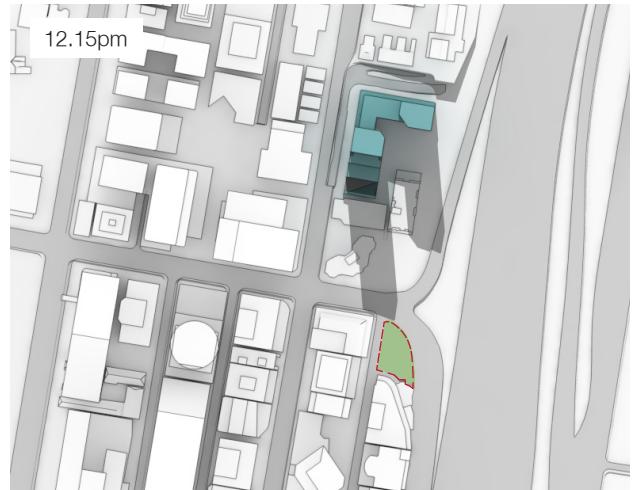
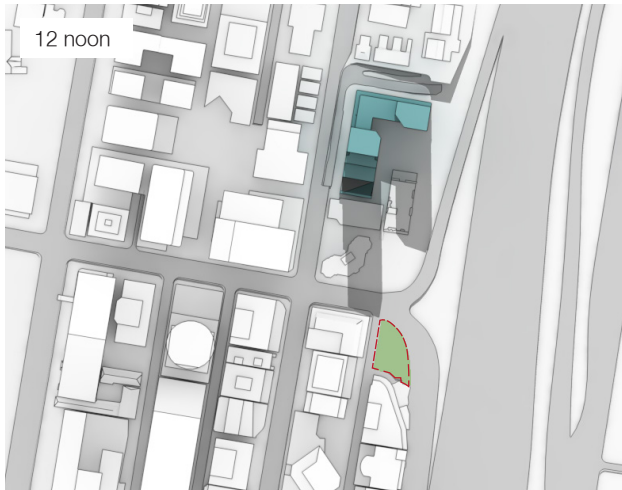
Summary of Solar Studies of 88 Berry Street and 171 Walker Street North Sydney.

Below a summary of the solar studies for 88 Berry Street and 171 Walker Street. Both the Reference Design and the Special Provisions Reference design can achieve a compliant level of solar access with design resolution at DA. It is noted that 88 Berry Street has a zero metre setback from the subject property and both 88 Berry Street and 171 Walker Street predominantly orient apartments in a South Easterly direction toward Sydney Harbour.

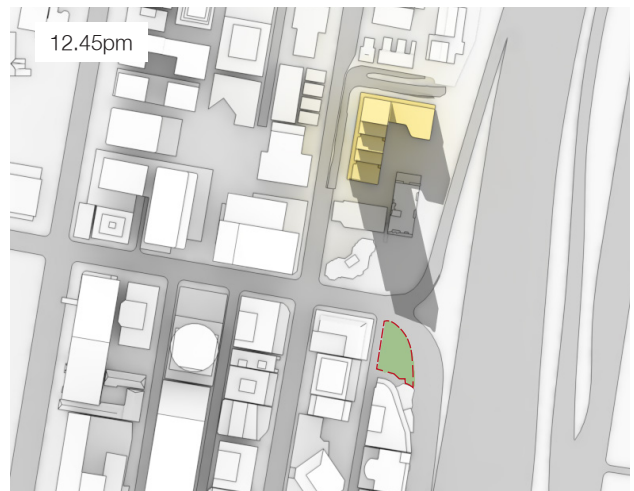
88 Berry Street	2hrs daylight will be easily achieved with design resolution at DA	Less than 2 hours daylight in mid-winter	Total
Reference design			
Apartments	41	17	58
Percentage	71%	29%	100%
Special Provisions Reference Design			
Apartments	47	11	58
Percentage	81%	19%	100%

171 Walker Street	2hrs daylight will be easily achieved with design resolution at DA	Less than 2 hours daylight in mid-winter	Total
Reference design			
Apartments	60	22	82
Percentage	73%	27%	100%
Special Provisions Reference Design			
Apartments	60	22	82
Percentage	73%	27%	100%

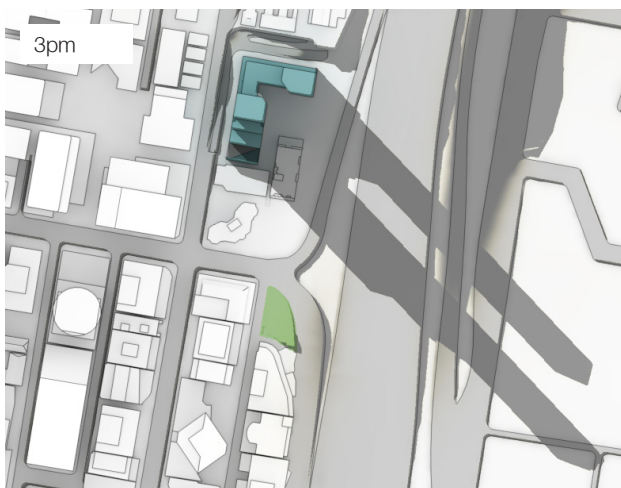
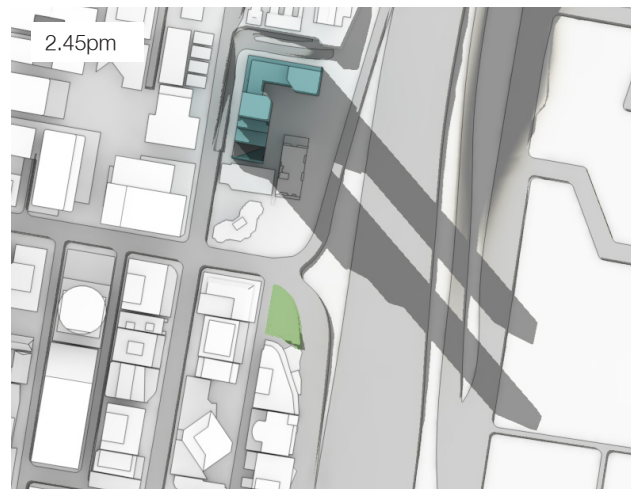
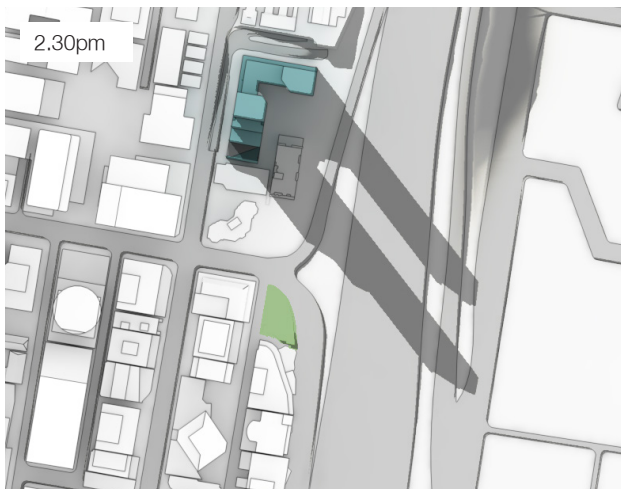
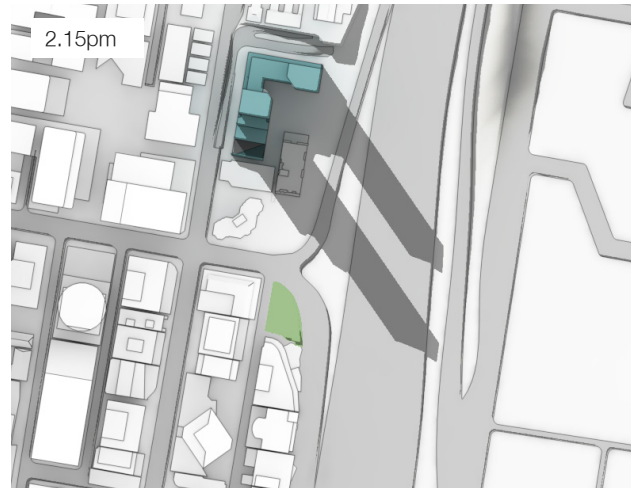
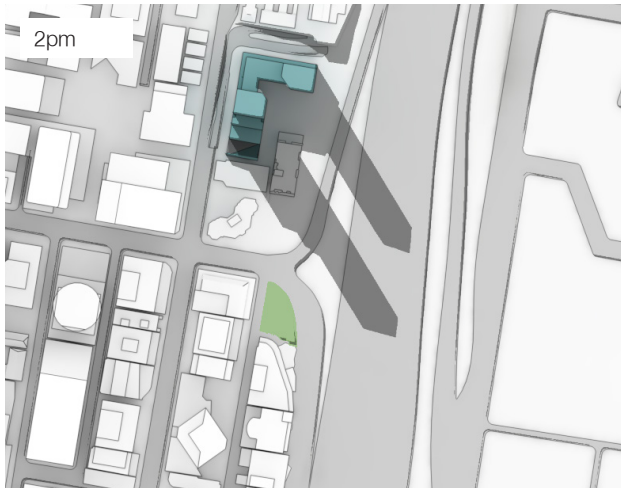
Reference Scheme: shadow study
12 Noon to 1pm Dorris Fitton Park



**Special Provision Reference Scheme:
shadow study 12 noon to 1pm**



Reference Scheme:
shadow study 2pm to 3pm



**Special Provision Reference Scheme:
shadow study 2pm to 3pm**



Separate Land Holdings Study: shadow study 2pm to 3pm

