

## Mary Su

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**From:** Neal McCarry <Neal.McCarry@northsydney.nsw.gov.au>  
**Sent:** Monday, 15 July 2019 2:23 PM  
**To:** Stephen White; Greg Gould  
**Subject:** 173 Walker Street

Stephen & Greg

Further to our meeting on 27 June 2019, please be advised that after further review the following information is requested;

- More precise details as to where the view loss photographs were taken. It is considered that not enough locations have been presented, with only 1 apartment in each of the main affected buildings. Also 'Century Plaza' is noted as an affected building but no analysis is provided. It is assumed that 45 McLaren Street was not assessed as all of the proposed options would remove any existing view. Additionally, only a limited extent of the total views are shown and therefore it is difficult to do a full assessment as the views retained may mean that an impacted view may or may not be considered satisfactory.
- In regard to the above there needs to be a more thorough assessment of impact and in particular the focus should be at the levels of the affected buildings that will be sensitive to the various proposed changes in level.
- A more detailed assessment of the overshadowing of adjoining living areas and private open space needs to be undertaken demonstrating the level of compliance with SEPP 65/ADG.
- With respect to the overshadowing impact on Doris Fitton Park could you please provide a more graduated breakdown of the shadow impact between the hours of 12-1 (i.e. 12:15, 12:30, 12:45) to confirm extent/if any impact.
- With respect to the overshadowing extent of residential properties outside of the CBD (to the east of the Warringah Freeway) could you please provide (for all three options) a shadow diagram at the time the proposed heights/tower forms hit any residential properties. Again a more graduated breakdown between 2-3pm would help accurately quantify the extent of impact.

As I believe was discussed between Joseph and Peter, we are working towards reporting this Planning proposal to the August meeting of the Local Planning Panel so your prompt response to the above would be appreciated.

If you have any queries in regard to the above please let me know.

Regards

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Team Leader - Policy

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