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**Date:** Wednesday, 21 August 2019 at 11:26 am

**To:** Peter Clemesha <[peter.clemesha@avenor.com.au](mailto:peter.clemesha@avenor.com.au)>

**Cc:** Joseph Hill <[Joseph.Hill@northsydney.nsw.gov.au](mailto:Joseph.Hill@northsydney.nsw.gov.au)>, James Paver <[james.paver@avenor.com.au](mailto:james.paver@avenor.com.au)>

**Subject:** RE: East Walker Street masterplan, North Sydney

Good morning Peter

I refer to your email and our phone conversation yesterday.

Whilst I acknowledge the work that you and the team have done to date, our position remains that the best, most holistic and consultative manner in which to progress any change on this and other sites, will be through the planning study that Council has already commenced.

This has been our consistent position over the last several years. The community consultation has commenced on this study and we will continue this work until it is scheduled to be completed in June 2020. The analysis and design work that your team has prepared, can feed into this broader work.

In the context of this study having commenced, Council will not be collaborating on site specific planning proposals, including for your site, until the planning study has been completed.

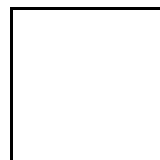
Regards

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**From:** Peter Clemesha <[peter.clemesha@avenor.com.au](mailto:peter.clemesha@avenor.com.au)>

**Sent:** Wednesday, 21 August 2019 10:40 AM

**To:** Marcelo Occhiuzzi <[Marcelo.Occhiuzzi@northsydney.nsw.gov.au](mailto:Marcelo.Occhiuzzi@northsydney.nsw.gov.au)>

**Cc:** Joseph Hill <[Joseph.Hill@northsydney.nsw.gov.au](mailto:Joseph.Hill@northsydney.nsw.gov.au)>; James Paver <[james.paver@avenor.com.au](mailto:james.paver@avenor.com.au)>

**Subject:** East Walker Street masterplan, North Sydney

Hi Marcelo

Thanks for the phone call yesterday to discuss the East Walker Street planning proposal currently under assessment by North Sydney Council.

As you aware the East Walker street masterplan design by SJB planning has been mirrored on the Council approved Ward Street masterplan in terms of envelop design, amalgamation of remaining sites, view lines, no overshadowing of public places and Sepp 65 considerations of adjoining neighbours.

We feel that the revised proposal including the Hampden street land provides envelop design options that are capable of being approved based on the constructive feed back provided by North Sydney Council and Ingham Planning's assessment.

With the Ward Street preferred masterplan and 168 Walker Street now approved, this is a unique position that provides the benchmarks to establish RL heights to East Walker street buildings, given this area was previously identified as "opportunity sites" in the Ward Street Precinct.

We feel that this also provides the basis to move forward with the masterplan now rather than wait for the North of CBD LEP study, as the East Walker street area is an island site being south of McLaren Street, surrounded by significant strata buildings and conservation areas, which are unlikely to change under the study.

Now the masterplan design has been undertaken, with community consultation undertaken on two separate occasions, we would like to work with Council to incorporate the feedback provided to move forward with a design outcome, capable of being approved by Council to be ready for completion when the south and north Metro portals are completed.

As the proposal is going to the Council meeting next Monday, we respectfully request to meet this week with you and your team to discuss the design and Councils comments to constructively work together on the East Walker Street design.

Regards



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