



# 173-179 WALKER STREET & 11-17 HAMPDEN STREET NORTH SYDNEY

## Request for Rezoning Review

### Index

Tab	Document	Date
<b>VOLUME 1 - A4</b>		
	Request for Rezoning Review letter prepared by Urbis	20 June 2019
	Rezoning Review Application Form	20 June 2019
<b>1. Planning Proposal – Submission Documents A4</b>		
1.1	Application Cover Letter prepared by Avenor	22 March 2019
1.2	Application Form, including: <ul style="list-style-type: none"> <li>• Legal Letter</li> <li>• Receipt for lodgement</li> </ul>	22 March 2019
1.3	Planning Proposal Report prepared by Urbis	March 2019
1.5	Appendix B – Draft DCP prepared by Urbis	March 2019
1.7	Appendix D – Stakeholder Engagement Report prepared by KJA	March 2019
1.8	Appendix E – Draft VPA and Valuations prepared by Avenor	21 March 2019
1.9	Appendix F – Traffic and Transport Assessment prepared by Arup	21 March 2019
1.10	Appendix G - View Impact Assessment prepared by Richard Lamb and Associates	20 March 2019
1.11	Appendix H – Heritage Impact Statement prepared by Weir Phillips	March 2019
1.12	Appendix I – Site Isolation and Consolidation Assessment prepared by Urbis	March 2019
1.14	Appendix K – Preliminary Site Assessment prepared by Aargus	21 March 2019
1.15	Appendix L - Aeronautical Impact Statement prepared by Strategic Airspace	19 March 2019
1.16	Appendix M - Wind Impact Assessment prepared by Windtech	20 March 2019

Tab	Document	Date
1.17	Appendix N - Economic Impact Statement prepared by Hill PDA	20 March 2019
1.18	Appendix O - Hydraulic Report prepared by Harris Page and Associates	19 March 2019
1.19	Appendix P – Legal Advice prepared by Mills Oakley	21 March 2019
1.20	Appendix Q – Planning Opinion prepared by Order Architects	18 March 2019
1.21	Appendix R – Compliance Assessment Report prepared by Urbis	March 2019
<b>VOLUME 2 – A3</b>		
<b>2. Planning Proposal – Submission Documents A3</b>		
2.1	Appendix A - Urban Design Report prepared by SJB	21 March 2019
2.2	Appendix C – Survey Plan prepared by LTS	15 May 2017
2.3	Appendix J – Landscape Design Report prepared by Aspect	19 March 2019
<b>VOLUME 3</b>		
<b>3. Informal Pre-Planning Proposal Meeting – February 2019</b>		
3.1	Built form concept report prepared by SJB	6 February 2019
3.2	Draft LEP and DCP Amendments prepared by Urbis	February 2019
3.3	Meeting Minutes prepared by Urbis	6 February 2019
<b>4. Formal Pre-Planning Proposal – December 2018</b>		
4.1	Council correspondence, including: <ul style="list-style-type: none"> <li>Meeting Confirmation</li> <li>Meeting Minutes and feedback</li> </ul>	10 December 2018
4.2	Application Form	21 November 2018

Tab	Document	Date
4.3	Pre-Lodgement Urban Design Package prepared by SJB	27 November 2018
<b>5. Informal Pre-Planning Proposal – September 2018</b>		
5.1	Minutes_Meeting with Council & Avenor (prepared by Avenor)	17 September 2018
5.2	Council Meeting Urban Design Package prepared by SJB	17 September 2018
<b>6. Request and Response to Additional Information</b>		
6.1	Owners Consent for all properties	17 July 2019
6.2	Letter in response to RFI, including: <b>Attachment A</b> – Photographic Locations <b>Attachment B</b> – Special Provisions benefit <b>Attachment C</b> – Additional Shadow Analysis	19 July 2019
6.3	Council request for information	15 July 2019
6.4	Minutes_Meeting with assessing officer	27 June 2019
6.5	Letter - Clarification of additional information	26 July 2019
<b>7. Local Planning Panel</b>		
7.1	Confirmation of attendees to address Panel	August 2019
7.2	NSLPP Urban Design Presentation	August 2019
7.3	SJB Additional Design Information	August 2019
7.4	Local Planning Panel Recommendation	14 August 2019
7.5	Letter of Support PP3-19	August 2019
7.6	NSLPP Record of Decision	14 August 2019
<b>8. Council Determination</b>		
8.1	Report to General Manager.	August 2019
8.2	Report of Brett Brown, Director Ingham Planning Pty Ltd (Independent Planning Consultant) RE: PP3/19 - 173-179 Walker Street & 11-17 Hampden Street, North Sydney.	2 August 2019

Tab	Document	Date
8.3	Determination of North Sydney Council.	August 2019
<b>9. Rezoning Review 2018 Decision of the Sydney North Planning Panel</b>		
9.1	Record of the Decision of the Sydney North Planning Panel. Rezoning Review 2018SNH005 - North Sydney RR 2018 North 001 00 at 173-179 Walker Street North Sydney.	11 April 2018
<b>10. Correspondence</b>		
10.1	Minutes_Meeting with DPIE and Council – Initial Advice	July 2018
10.2	Email communication between Proponent and Council	August 2019