

2 February 2022

Marcelo Occhiuzzi
Manager Strategic Planning
North Sydney Council

Dear Marcelo,

RE: PLANNING PROPOSAL - 20 BERRY STREET, NORTH SYDNEY

As you are aware, GYDE Consulting represents Holdmark, the applicant for the Planning Proposal (PP) located at 20 Berry Street, North Sydney (Council Reference: 3/21).

This letter has been prepared in response to the email from Council dated 29 November 2021 and the subsequent letter from Council dated 20 January 2022. Since this correspondence, Holdmark has reviewed the scheme in light of your comments and further amended the concept design (refer to Figure 1) to push back the vehicular egress/ingress points and the lift lobby, further to the north. This amendment to the concept plan allows for further Special Area to be provided, along Angelo Street and more plaza area to adjoin it. The total Special Area now has an area of 800 sqm, which is a 600sqm increase when compared to the original PP (dated March 2021).

It is our intention for this updated Special Area to also be shown on the North Sydney Local Environmental Plan 2013 "North Sydney Centre" map, which will supersede the LEP mapping shown in the original PP, dated March 2021. Refer to the updated Urban Design Report prepared by Turner attached to this letter for further information.

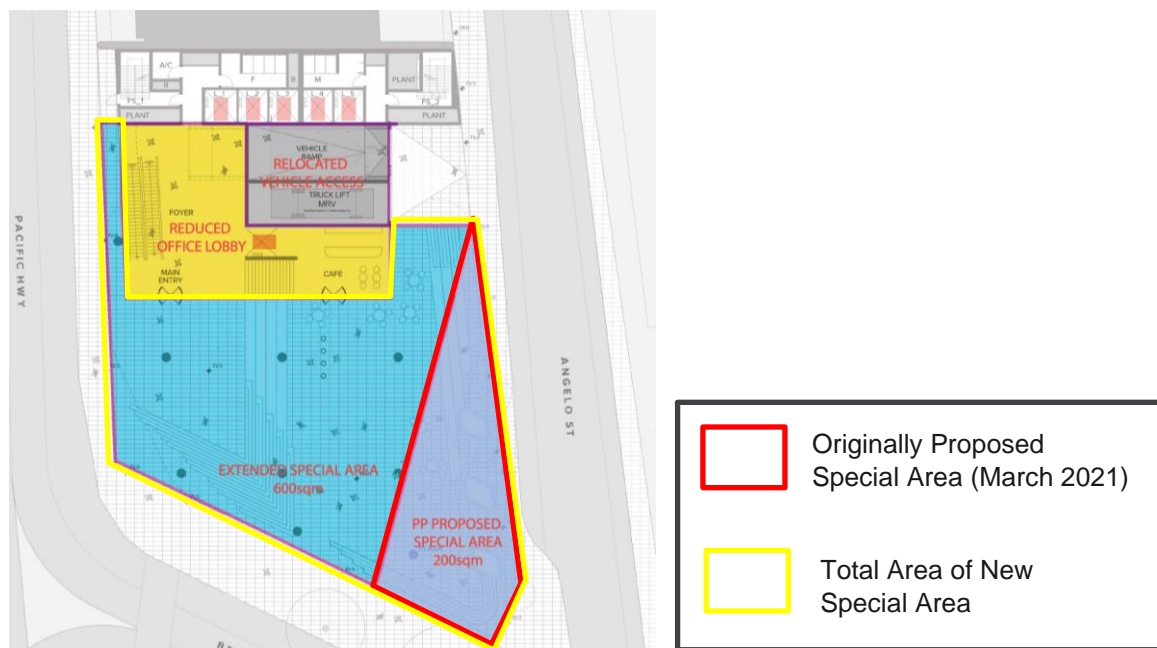


Figure 1: Amended Concept Plan

Despite being a concept plan only, the concept has been amended to provide a stepped down approach along Angelo Street, to maximise sun hours into the proposed plaza area. Further detail and refinement could be provided at DA stage (refer to Figure 2).



Figure 2: Stepped design along Angelo Street (Source: Turner)

The proposed extended Special Area receives 48,490 sun hours (compared to 38,870 sun hours of the previous concept design) and a total of 119,554 sun hours when combined with the existing special area. This represents a 45.2% increase in solar hours (refer to Figure 3). The calculation has been prepared for the period between March and September.

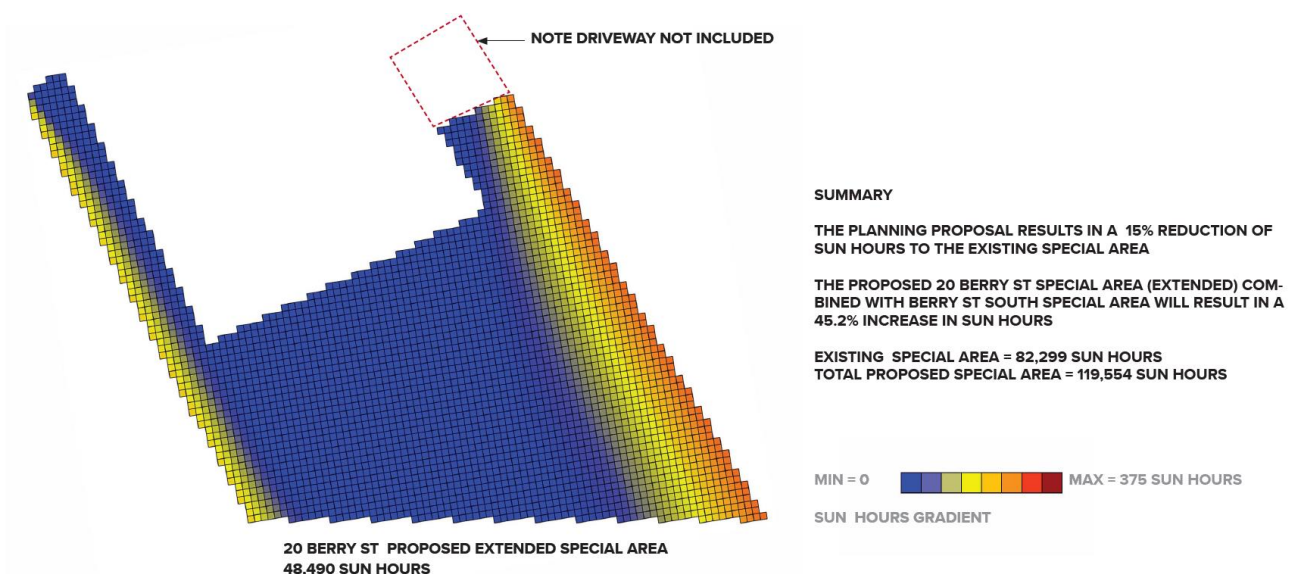


Figure 3: Proposed sun hours (Source: Turner)

As requested by Council, the following additional shadow diagrams have also been prepared and are provided in the updated Urban Design Report prepared by Turner and attached to this letter:

- Aerial shadow diagrams (in map view) that clearly compare the existing building shadow and the shadow of the proposal.
- Shadow diagrams showing an uninterrupted perspective view of the Berry Street (West) Special Area (including building facades) from the Pacific Highway to Miller Street that clearly show the existing building shadow compared with the shadow of the proposal.

This solar analysis has been prepared between the March and September equinoxes (inclusive) and has been detailed at 15-minute increments of overshadowing from 12-2pm.

The analysis shows that the proposed PP generates similar shadowing when compared to the existing building (refer to Figure 5), for the period of April to September. It is however acknowledged that for the month of March, the proposed additional height does generate additional shadowing when compared to the existing building (refer to Figure 4). Any impacts associated with the proposed development are mainly limited to the Special Area occupied by the carpark entry of the Vodafone building. Additionally, the area which will be impacted upon, will be more than offset by the solar access received by the expanded/additional Special Area, which now provides an additional 37,255 solar hours (i.e. total hours (119,554) – existing special area (82,299) = additional solar hours (37,255)).



Figure 4: Solar Analysis - March 21st (Source: Turner)



Figure 5: Solar Analysis - July 21st (Source: Turner)

We believe that the proposed extension to the Special Area, will further maximise the solar access received along Angelo Place and will provide an unique plaza area for the North Sydney CBD, which could incorporate active uses such as cafes, new landscaping and public domain features such as artworks and table/benches. The

quantum of solar access and size of the Special Area will make it an engaging and desirable location, more desirable than the existing Berry Street Special Area, which is heavily constrained with developed buildings and driveways. We believe that the amended area will provide a positive impact to the site and Berry Street, which would only be achievable through the preparation of the PP.

The amended PP and Special Area, not only increases solar access available by 37,255 solar hours but also increases the proposed special area from 200 sqm (PP from March 2021) to 800 sqm (amended PP/concept plan). We see this as a benefit to both Council and public, by dedicating an area along Berry Street for an expanded public domain, which would not otherwise be delivered under existing controls or conditions.

We look forward to discussing the PP with Council further and welcome the opportunity to meet with Council to discuss next step the amended design.

Should you have any questions or require any additional information, please do not hesitate to contact Anthony Kazacos (Senior Associate) on (02) 9068 7500 or anthonyk@gyde.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan E. Francis', written in a cursive style.

Susan E. Francis
Executive Director