



Our Ref: CHS:AK:200037

8 February 2022

Department of Planning and the Environment

**Sent via the Planning Portal**

Dear whom it may concern,

**Re: Planning Proposal - 153-157 Walker Street, North Sydney (DPIE REF- PP-2021-4 4234)**

1. By way of introduction, we act for the Owners Corporation of SP 50411 (the **Owners**). The Owners are the Proponent in relation to the Planning Proposal PP-2021-4 4234.
2. We write to you to formally make a rezoning review request on behalf of the Proponent.
3. We note that several matters are required to be addressed as per the Department of Planning, Industry and Environment Local Environmental Plan Making Guideline at page 33. We are instructed in relation to those matters as follows:
  - a. **latest copy of the Planning Proposal** - a copy of the latest version of the planning proposal, including all supporting material and information which was submitted to Council is available on the Planning Portal. We also note that additional supporting documents, as requested by Council, have recently been included and uploaded to the Planning Portal.
  - b. **correspondence with Council** - all correspondence that the Proponent has received from the council in relation to the planning proposal request has been uploaded to the Planning Portal.
  - c. **correspondence with other authorities** - all correspondence and written advice from other public authorities and government agencies has been included in the Planning Proposal documentation which was lodged on the Planning Portal.
  - d. **written justification if strategic and site-specific merit:**
    - i. a better urban design outcome could be achieved by the amalgamation of the two sites. The Panel noted that an amalgamated site could deliver a development with additional height without overshadowing public open space and could provide a significant public benefit in the form of a through site link between Walker Street and Little Walker Street, and public domain benefits to both streets.
    - ii. review is sought in the context of Council currently pursuing adjustments to the controls in the North Sydney CBD which differ to those being sought by the Proponent. Details of the differences in the Council's approach and the Proponent's approach are included in the materials supporting the Planning Proposal.
    - iii. we note that the North Sydney Local Planning Panel was supportive of the proposal.

- e. **reportable political donations** - We are instructed that disclosure of reportable political donations under section 10.4 of the EP&A Act is not relevant to this application.
- f. **rezoning review fee** - In relation to the rezoning review fee, we confirm that this will be paid by the Owners once a request for payment is received.

4. Please contact the writer if you have any questions about this letter, or require further information.

Yours faithfully,



2022

Alyce Kliese  
Partner  
for **SHAW REYNOLDS LAWYERS**

Mobile: 0400 438 072

Email: [alyce.kliese@shawreynolds.com.au](mailto:alyce.kliese@shawreynolds.com.au)