

6.2. MM02 - Update on the development at 173-179 Walker St and 11-17 Hampden Rd, North Sydney

Councillors will recall that in April, they considered a Mayoral Minute documenting our community's dismay that the Sydney North Planning Panel (SNPP) had approved a planning proposal for 173-179 Walker Street and 11-17 Hampden Road. The approved planning proposal allowed 29 storeys on a portion of the site that was limited to 20 in Council's Civic Precinct Planning Study.

Council resolved that we write to the Minister for Planning and Public Spaces Rob Stokes, the Premier Gladys Berejiklian and the Member for North Shore Felicity Wilson expressing our extreme disappointment with the decision and dissatisfaction with the performance of the planning panel.

On Tuesday 15 May, the General Manager, Director City Strategy and I met with Minister Stokes, Ms Wilson and Ministerial advisors. I would like to thank the Minister for agreeing to take the meeting on short notice.

The Minister acknowledged that the decision made by the Planning Panel was not in accordance with the Strategic Planning Land Use framework established by Council for this area, but noted that the panels generally do support council's planning policies.

The Minister said in finalising the planning proposal for this site the Department would look to restrict the maximum building height by applying varying heights and restricting the maximum height to the north west corner. The heights would step down towards Doris Fitton Park to protect solar access.

The Minister also advised that the Planning Proposal would seek to prevent the use of clause 4.6 on the maximum building height to prevent further development creep. This measure would not prevent architectural roof features that do not contain gross floor area being considered on merit.

The General Manager took the opportunity to raise concerns with the Minister about proposed NSW Government changes to developer contributions and outlined the negative financial impact the change would have on councils with infill development such as North Sydney. It was pleasing to be able to raise Council's concerns directly with the Minister.

I therefore recommend:

- 1. THAT** the information be received.

**COUNCILLOR JILLY GIBSON
MAYOR**