

6.3. MM03: Call for urgent review of Sydney North Planning Panel decision - 173-179 Walker Street and 11-17 Hampden Street, North Sydney

I'm sure many councillors will share my dissatisfaction and frustration at the Sydney North Planning Panel's decision to approve a planning proposal for a 29-storey development on a section of Walker Street in North Sydney.

The planning proposal for *173-179 Walker Street and 11-17 Hampden Street* received 139 objections from the community and completely flies in the face of Council's careful planning work for the area.

The proposal is contrary to both Council's Local Strategic Planning Statement and the Civic Precinct Planning Study for this area.

In particular, the Civic Precinct Planning Study sets out a height limit of 20 storeys for a portion of this site, but the proposal will permit up to 29 storeys. This is nearly a 50% height increase.

Because of the additional height and the size of the proposed development, it may also give rise to excessive and unreasonable view loss and impacts on surrounding properties.

The Panel's rationale for its decision waives Council's extremely complex and sensitive planning and the legitimate concerns of the community. Quite frankly, it treats both with contempt.

As you are aware, North Sydney Council has a strong history of facilitating growth through the preparation of comprehensive and robust planning studies.

This proposal is not consistent with our Civic Precinct Planning Study for this area and is therefore not consistent with Council's Local Strategic Planning Statement, which was approved by the Greater Sydney Commission (GSC) in March 2020.

I am alarmed this matter was NOT addressed in the Department's response to the submissions report nor in the Panel's determination.

The progression of this proposal, in this manner, directly undermines the GSC's intended strategic planning processes as well as the Environmental Planning and Assessment Act which ultimately erodes community confidence in planning.

I therefore recommend:

- 1.THAT** Council write again to the Minister for Planning and Public Spaces Rob Stokes and the Greater Sydney Commission, and also to Premier Gladys Berejiklian and the State Member for the North Shore Felicity Wilson, to express our extreme disappointment about the decision and dissatisfaction with the way the Sydney North Planning Panel is performing;
- 2.THAT** Council staff make a representation to the Sydney North Planning Panel on our Strategic Planning Framework.

**COUNCILLOR JILLY GIBSON
MAYOR**
