

Eastmark Holdings

88 Walker St
Community and Stakeholder
Pre-lodgement Consultation Report

28 May 2009



KJA document name & location

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1 Executive summary

KJA was engaged by Eastmark Holdings to conduct pre-lodgement consultation on its proposal to develop two sites in the heart of the North Sydney CBD, to be known as 88 Walker.

As part of its plans, Eastmark Holdings is proposing to demolish the North Sydney Shopping World at 77 Berry Street and construct an A-grade commercial office building, 37 storeys high, as well as a 33 storey high hotel building at 88 Walker Street.

The development sites have been identified for future development within North Sydney Council's draft Local Environmental Plan 2001 (Amendment No. 28).

The two sites are surrounded by a range of businesses and residents. Of particular importance is the Beau Monde apartment building, which was also developed by Eastmark Holdings four years ago.

A range of consultation methods were used to provide these neighbours with information about the proposal and opportunities to make comment. Letterbox drops, a dedicated project website, a 1800 project information line and community information sessions were among the tools used.

Following the distribution of community information, approximately 48 neighbours and members of the community took the opportunity to ask for additional information about the project, attend the information sessions and/or provide comment on the proposal.

The majority of these respondents were owners of apartments in the neighbouring Beau Monde residential building complex. Owners, especially those with apartments on the south side of the building, expressed their concerns about the loss of views and subsequent loss of apartment values.

Other neighbours were concerned about the potential impact on traffic and issues such as dust and noise during the construction period.

Eastmark Holdings has indicated it is committed to keeping its neighbours updated about the progress of the proposal.



2 Introduction

The NSW Department of Planning's draft Inner North Subregional Strategy describes North Sydney as forming part of 'Global Sydney' – the global hub of the Australian economy.

Eastmark Holdings believes the proposed development of 88 Walker will result in significant economic investment in North Sydney, including substantial public domain improvements in the heart of the CBD.

Two sites are proposed for development.

1. 77-81 Berry Street, North Sydney (Berry Square Retail, formerly know as Shoppingworld)
2. 88 Walker Street, North Sydney

The buildings have been designed by architects, Rice Daubney.

It is proposed to link the two new buildings with a pedestrian bridge over Little Spring Street, providing pedestrian access to both buildings from Walker Street.

Both buildings will support the concept of environmental sustainability and aim to achieve high environmental credentials.

A key component of the proposal is consultation with surrounding neighbours, businesses and the community. Eastmark Holdings has committed to ensuring that consultation is ongoing throughout the development process.

This consultation report covers the following.

- Introduction – outlines the project.
- Consultation methodology – outlines the method and tools used in the consultation process.
- Matters and issues raised during the consultation process.
- Feedback.
- Conclusion.



3 Consultation Methodology

3.1 Consultation Framework

A range of community information and consultation methods were identified through the creation of a Communications and Consultation Plan.

As part of this process, the most appropriate tools for communicating with all stakeholders were identified as:

- letter, information brochure and Your Comments form mailed (via Strata Manager) to all Beau Monde apartment owners;
- letter, information brochure and Your Comments form placed in letterboxes of all Beau Monde tenants/owners;
- letter, information brochure and Your Comments form delivered to approximately 300 business and residential neighbours in the surrounding area;
- information packs mailed to neighbours where addresses were publicly available;
- establishment of a 1800 Information Line;
- creation of an 88 Walker website at 88walker.com.au with a facility for people to make comments or ask questions online;
- three community information sessions for neighbours and owners; and
- meeting with ING, the owner of MLC building at 105 Miller Street, North Sydney.

3.2 Mail-out and Letterbox Drop

The mail-out and letterbox drop of the information packs occurred in early March.

The following information was included in each information pack.

- A letter from Eastmark Holdings outlining the proposal and inviting recipients to attend one of four community information sessions to be held over two days on 25 and 26 March. The letter also provided a 1800 phone number to call for further information (attached as an appendix).
- An information brochure (attached as an appendix).
- A Your Comments form seeking views and feedback (attached as an appendix).

3.3 Electronic Feedback mechanisms

A 1800 number has been operational since the time of the letterbox drop for the community to express their views, ask questions and request further information.

The following table indicates the chosen method of feedback and number of responses received.

Method of Feedback		
Info line	Email/online	Feedback form
10 Calls	7 emails	4 forms



3.4 Community Information Sessions

Three community information sessions were held. The sessions were split over two days and invitations were sent to two groups of potential attendees, with each information session designed to respond to topics perceived to be of most interest.

The first two sessions on 25 March were held specifically for owners of apartments in the Beau Monde building.

The sessions on 26 March were aimed at other neighbours of the proposed development and Beau Monde tenants.

- ♥ Session one - Wednesday 25 March from 5.30pm to 6.30pm. Attendees were owners or representatives of owners of the Beau Monde building. 21 people attended the session.
- ♥ Session two - Wednesday 25 March from 7pm to 8pm. Attendees were owners or representatives of owners of the Beau Monde building. 12 people attended the session.
- ♥ Session three - Thursday 26 March 2pm to 3pm. Attendees were neighbours of the proposal and Beau Monde tenants. 8 people attended the session.

A fourth session was offered on the evening for 26 March for the site's neighbours. As there were no bookings for this session, it did not proceed.

The following table indicates the number of RSVPs and chosen method.

RSVP Method	
Info line	Email/online
36 Calls	4 emails

♥ Session Content

A detailed PowerPoint presentation was prepared for the information sessions. It covered the planning process, likely construction timeframe, project analysis and how the project was designed. A question and answer session was held at the end of the PowerPoint presentation.

3.5 Council and stakeholder meetings

- ♥ North Sydney Council
The project team held briefings and meetings with North Sydney Councillors, staff and the Council's Design Excellence Panel during February and March, 2009.
- ♥ ING
The project team provided a briefing to ING (who own the MLC building) on 25 March 2009.



4 Matters raised in community consultation

4.1 Views and height

Loss of views was the most common issue raised. Apartment owners in the Beau Monde building were very concerned about the impact the proposed new buildings would have on their views.

NB: The following comments are listed in the context and language they were received at the consultation sessions or through the numerous feedback opportunities.

Typical comments are listed below.

- *Concerned about blocking views.*
- *It blocks the harbour views for people living in southern and south eastern side of the apartments.*
- *Thinks the works will obstruct views to existing and surrounding buildings.*
- *I own an apartment on the southern side of Beau Monde so I am concerned that where now I have open space and some views I will now look straight into a building.*

Eastmark Holdings' response:

- Ongoing development of North Sydney is likely to mean the loss of views from the Beau Monde apartments, regardless of whether the 88 Walker proposal proceeds.
- Draft North Sydney LEP would allow the development of several sites between the Beau Monde apartments and the harbour.
- A view analysis has been undertaken as part of the preparation of the Project Application documentation.

4.2 Amenity

A number of owners raised the issue of amenity including privacy, solar access, and the proximity of the proposed building to the Beau Monde apartments.

Typical comments are listed below.

- *88 Walker project buildings are just too close to the apartment and this will have big impact on sunlight and privacy to the resident.*
- *I have concerns about the disruption to residents' quality of life given we have paid a great deal of money for apartments in Beau Monde and their view.*
- *Need clarification of how the light/sunlight will be affected by the proposed buildings.*
- *Will there be privacy for residents in the Beau Monde building?*

Eastmark Holdings' response:

- The proposed commercial building has a greater setback from the Beau Monde apartments than the minimum that is normally accepted between a commercial and residential building. The building setback from the Beau Monde apartments is 24 metres, compared with the usual requirement of 18 metres.
- As the Beau Monde building is north of the proposed development, there will be no overshadowing impacts on the residents of Beau Monde.



4.3 Traffic and parking

A number of respondents raised concerns about the amount of additional parking to be provided and the impact on traffic congestion in this area of North Sydney.

Typical comments are listed below.

- *Concerned about "...increase in traffic generated by the hotel". Caller likes the fact it is quiet on the weekend and is concerned the hotel will increase noise levels.*
- *Traffic congestion will become worse in the afternoon.*
- *The building will generate additional traffic.*
- *Extra cars will increase the traffic congestion in the area – an already existing problem.*
- *This project will cause heavy traffic congestion and noise.*
- *We are concerned about access and concerned about access once completed.*
- *I have concerns regarding the vehicle access to Beau Monde apartments during construction and after completion... given that it is supposed to be pedestrian friendly.*
- *Traffic congestion will become a lot worse in the afternoon especially in Little Spring Street.*

Eastmark Holdings' response:

Traffic assessment has shown that the surrounding street network and signalling can accommodate the additional traffic generated by the proposal.

4.4 Expectations at purchase, loss of value and requests for compensation

A number of Beau Monde apartment owners raised issues about their expectations at the time they purchased apartments in the Beau Monde building. Issues related to whether they expected a building to be constructed on the Shoppingworld site, the fact the Beau Monde was developed by the same company seeking approval for this proposal, and at what stage Eastmark Holdings began making plans for this new proposal. A number of people specifically raised the issue of compensation and inquired about the possibility of having the developer purchase their units.

Typical comments are listed below.

- *It will depreciate the value of our property.*
- *I am not anti-development of the suburb, it is needed, but many residents of Beau Monde feel they have been misled.*
- *Would like compensation or outright purchase of their apartments.*
- *She wondered if the vendor knew about this possible project at the time of the sale of the Beau Monde apartments.*
- *Owners say they believed there would be a 20 year timeframe before any buildings would be built in front of the building at a height that could block the view.*

Eastmark Holdings' response:

These issues do not relate to the planning assessment process and will be reviewed separately by Eastmark Holdings.



4.5 Ground plane

Respondents commented positively on the ground level plans to improve the public domain.

Typical comments are listed below.

- *We like what is happening to the lower level and streetscape.*
- *The increase in pedestrian access is significant and will have a great impact on the area.*
- *We are excited about the new development.*

Eastmark Holdings' response:

Eastmark Holdings welcomes support for its proposal to improve the public domain especially the public plaza.

4.6 Planning process

There were a significant number of questions relating to the planning framework, timeframes, and the assessment and decision making scenario.

Typical comments are listed below.

- *Are the plans exempt from the Land and Environment Court?*
- *Who makes the final decision?*
- *Requested information about when the project would commence?*
- *Wanted to know the timing for the project?*
- *When will the final design of the building be proposed?*
- *Wanted to know about the planning process?*
- *Wanted to know when construction was expected to start?*

Eastmark Holdings' response:

Eastmark Holdings provided accurate information about the planning process, how and when the project would be lodged with the Department of Planning, and the expected timeframes for the project application.

4.7 Construction impacts

A number of respondents were concerned about the impact on the surrounding area during the demolition and construction periods.

Typical comments are listed below.

- *We are concerned about access during construction and access once completed.*
- *I have concerns regarding the vehicle access to Beau Monde apartments during construction and after completion... given that it is supposed to be pedestrian friendly.*
- *How will traffic flow be impacted during the construction phase and how will it be managed?*
- *Being situated at 86 Walker Street North Sydney and being a hotel I have concerns on the effect demolition and construction will have on my premises, mainly noise and dust etc. Having an open area upstairs where most of my trade is done from I would like your views on how you intend to deal with this.*



- *Questions about the 3 ½ year construction management plan regarding noise, dirt, dust – access etc. ING raised the concern about access having to be maintained and detailed in construction management plan. Car park entrance needs to be maintained to MLC.*

Eastmark Holdings' response:

Once appointed, the building contractor will prepare a comprehensive Construction Management Plan to minimise impacts such as dust, noise, vibration, and construction traffic. It will take into consideration that access to surrounding properties needs to be maintained.

4.8 Site address

Some attendees at the information sessions were concerned about the address, believing it is misleading as the proportion of space is greater at the 77 Berry Street site.

Typical comments are listed below.

- *We feel the address is misleading, considering the taller of the two buildings is situated at 77 Berry Street.*
- *The proportion of commercial space is larger than the 88 Walker Street address.*

Eastmark Holdings' response:

The main street entrance to the proposed development would be via 88 Walker Street. Pedestrians would also be able to enter the commercial building via the Dennison Street Plaza.

4.9 Consultation opportunities

There were several requests for ongoing project updates and information, with one attendee requesting more interaction with Eastmark Holdings.

Eastmark Holdings' response:

Eastmark Holdings intends to offer project information throughout the development and assessment of its proposal. It will continue to update the project website as new information becomes available.



5 Matters raised in Council and stakeholder consultation

5.1 North Sydney Councillors

The project team provided a briefing to North Sydney Councillors on 25 February 2009.

Four Councillors including the Mayor attended the presentation.

Issues raised included the following.

- The proposal exceeds Council's height controls.
- History of the site including FSR transfer.
- Lower height control on proposed site to create articulation in the North Sydney skyline.
- Concern re overshadowing on childcare centre at MLC.
- Concern that the awning next to heritage building will diminish the appearance of the heritage façade.
- Concern over removal of on-street parking.
- Concern project could create tunnel effect to Dennison Street Plaza.

Eastmark Holdings' response:

Eastmark Holdings welcomed the Councillors' interest in the project. Their comments were noted and have been addressed within the amended design and EA.

5.2 North Sydney Council staff

The project team met with Council's staff on three occasions - 3 February 2009, 16 March 2009 and 26 March 2009.

Issues raised included the following.

- Ground level public domain key issue.
- Council seeking improvements to North Sydney CBD road network.
- Concern re loss of on-site parking.
- Taxi drop-off zone for hotel.
- Traffic.
- Voluntary Planning Agreement.
- Land transfer dedications to include easements.
- Proposed new bridge and tunnel to require leases in perpetuity. Ongoing maintenance to form part of lease.
- Sandstone paving and trim to be consistent with theme for CBD.
- Suggested Tower Square Bridge Link should be removed.
- Suggested single direction circulation for car park.
- Two areas for shared zones discussed.

Eastmark Holdings' response:

All comments and discussions with Council's staff have been integrated into the EA and revised proposal. It should be noted that on a number of issues the discussions are ongoing as to the extent and nature of the VPA.



5.3 Design Excellence Panel

The project team presented the proposal to the Panel on 17 February 2009.

Issues raised included the following.

- The Panel felt that the scale and height of the towers was less important in urban design terms than the achievement of a high quality improved public domain and interface of the development with the public domain.
- The Panel noted but did not necessarily condone the proponent's view that the proposed exceedance of the maximum heights in Council's draft LEP for the CBD by the office towers was justified by the additional setback of the office tower from the Beau Monde residential tower. The resulting benefit of less impact on significant views than a compliant building for Beau Monde mid-level units was recognized. The setback proposed is certainly appropriate. The Panel also noted that a future compliant development at 84-100 Mount Street to the south would obstruct views from Beau Monde.
- The Panel recognised the scope as part of the project for creating a much improved streetscape and public domain in Denison Street. However the Panel felt that the project also offered the opportunity to create a much improved attractive and activated shared way at the southern end of Little Spring Street and in Spring Street. The proposed large flight of stairs alone would not achieve this. The proposed pedestrian bridge would remove pedestrians from the shared way and ground level and hence activity, and would reduce the visibility of the building entrance from Walker Street.
- The option of creating a cul-de-sac at the southern end of Little Spring Street should be explored in this regard, together with replacing the pedestrian bridge over Little Spring Street with an at grade connection between the hotel and the shopping centre, possibly with a canopy for weather protection.
- The need to cater for access to service docks and off-street parking on Little Spring Street and Spring Street was recognised, requiring careful attention to public domain treatment, and also the need to consider traffic circulation generally.
- The proposed mid-block through site link was noted positively with the need for careful attention to design of edges within the link to achieve activation of this through-site link.
- The sustainability benefits of consolidating services for the hotel and the office/ shopping centre on the one site, and the proposed Green Star rating, were noted.
- The south-east corner of the shopping centre and the stairway entry from the street may be too ambitious and grand, and fail to relate well to the public domain at the corner of Spring Street and Little Spring Street. Solar access and wind analysis would be key factors in refining the design of the southern end of the proposal.
- The many different facade treatments could be rationalised for simplicity.
- View loss investigations currently underway will assist the project architects in refining the proposal and minimising adverse effects. A more thorough site analysis would assist generally in developing and evaluating the project.
- The Panel had no objection to the proposed alignment of the podium of the proposed hotel with the parapet of the heritage-listed Firehouse Hotel façade to Walker Street. The relationship as indicated in the sketches between the heritage-listed Firehouse Hotel façade to Walker Street, and the lower levels of the hotel were of concern, and the new building appearing too dominant and inconsistent with the low scale of the heritage item.



- In summary, the Panel supports the proposal in principle subject to further investigation of the matters noted above. The Panel noted that design of the proposal is at an early stage, and would welcome the opportunity to comment further.

Eastmark Holdings' response:

These discussions were again well received and the points raised were worked through in subsequent discussions with Council's staff. The EA addresses the concerns raised and seeks ways to solve these concerns.

5.4 ING

Due to proposed improvements to the public domain, vehicular entry and exit points to the MLC building (which is owned by ING) would change. As a result Eastmark Holdings provided a briefing to ING.

Issues raised by ING included the 3 ½ year construction management plan regarding noise, dirt, dust and access. ING also raised the concern about access needing to be maintained and detailed in the proposed construction management plan, and the need to maintain access to the MLC car park entrance.



6 Conclusions

Eastmark Holdings appreciates the feedback provided by members of the community, neighbours and commercial stakeholders.

The majority of feedback came from owners of apartments in the Beau Monde residential tower. A primary concern for owners, especially those with apartments on the south side of the building, is the potential loss of views and apartment values.

Other issues included traffic impacts of the proposed development and general amenity issues. The increase in on-site parking was raised generally as an issue, with concern that the proposal could affect and potentially add to traffic congestion on the streets immediately surrounding the proposed development.

Of the feedback received from other neighbours, the major concern related to the management of potential impacts during the demolition and construction work.

Support for the project was also noted by some respondents, with the proposed improvements to the public domain surrounding the proposed development drawing the most positive comments.

Eastmark Holdings has indicated that it is committed to ongoing communication and consultation with its neighbours.

Eastmark Holdings has also indicated it is committed to a positive and constructive dialogue with North Sydney Council.



Appendices

PROJECT INFORMATION LETTER

88 WALKER will be a major new development located in the heart of the North Sydney CBD. This letter outlines the project and lets you know how to find out more.



Dear Neighbour,

We are writing to let you know about plans we are developing for the Berry Square site (77-81 Berry Street and 88 Walker Street), which include the development of a state of the art office building; a 4½ star hotel; and a vibrant new streetscape with cafes, shops, a sunlit landscaped plaza and improved pedestrian access.

North Sydney is a major commercial precinct with strategic importance for the economic growth of Sydney. In 2001, North Sydney supported 49,000 jobs; by 2031, the State Government is aiming for an increase to 60,000 jobs.

The creation of additional A-grade office space is a key element in the further economic development of the area. This proposal not only contains quality commercial floor space based on sustainability principles, but also delivers new hotel space, as well as significant improvements to the public domain.

The project, to be known as '88 WALKER', will see the construction of an A-grade office building, a hotel with about 200 rooms, and a pedestrian plaza. The project will boost the local economy and help create a more vibrant North Sydney CBD.

The office building will be 35 to 40 storeys high, while the hotel building will be 30 to 35 storeys high. The site is identified for potential development within North Sydney Council's draft Local Environmental Plan (LEP) No. 28.

The project has been declared a 'Major Project' by the NSW Minister for Planning. Detailed architectural designs and site studies are currently being prepared and will be submitted to the NSW Department of Planning for assessment.

We will be consulting neighbours during the planning process and have enclosed an information sheet containing further details about the project as well as a form for providing your comments.

We will also be holding Information Sessions for neighbours on Thursday 26 March in North Sydney. The sessions will run from 2pm until 3pm and 6pm until 7pm. They will provide you with further details about the project as well as an opportunity for you to ask any questions. If you would like to attend one of the sessions please call **1800 252 040**. We will keep each session to about 25 people and will schedule more sessions depending on the level of interest.

There will also be an opportunity to make formal submissions to the Department of Planning when the project is placed on public exhibition in the next few months.

If you have any further questions, please do not hesitate to call the Information line on **1800 252 040** or email info@88walker.com.au

A project website is currently being developed and will be available from early March at www.88walker.com.au

Yours sincerely,

Eastmark Holdings

PROJECT INFORMATION LETTER

88 WALKER will be a major new development located in the heart of the North Sydney CBD. This letter outlines the project and lets you know how to find out more.



Dear Beau Monde apartment owner,

We are writing to let you know about plans we are developing for the Berry Square site (77-81 Berry Street and 88 Walker Street), which include the development of a state of the art office building; a 4 ½ star hotel; and a vibrant new streetscape with cafes, shops, a sunlit landscaped plaza and improved pedestrian access.

North Sydney is a major commercial precinct with strategic importance for the economic growth of Sydney. In 2001, North Sydney supported 49,000 jobs; by 2031, the State Government is aiming for an increase to 60,000 jobs.

The creation of additional A-grade office space is a key element in the further economic development of the area. This proposal not only contains quality commercial floor space based on sustainability principles, but also delivers new hotel space, as well as significant improvements to the public domain.

The project, to be known as '88 WALKER', will see the construction of an A-grade office building, a hotel with about 200 rooms, and a pedestrian plaza. The project will boost the local economy and help create a more vibrant North Sydney CBD.

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The project has been declared a 'Major Project' by the NSW Minister for Planning. Detailed architectural designs and site studies are currently being prepared and will be submitted to the NSW Department of Planning for assessment.

We will be consulting apartment owners and other neighbours during the planning process and have enclosed an information sheet containing further details about the project as well as a form for providing your comments.

We will also be holding Information Sessions for apartment owners on Wednesday 25 March in North Sydney. The sessions will run from 5.30pm until 6.30pm and 7pm until 8pm. They will provide you with further details about the project as well as an opportunity for you to ask any questions. If you would like to attend one of the sessions please call **1800 252 040**. We will keep each session to about 25 people and will schedule more sessions depending on the level of interest.

There will also be an opportunity to make formal submissions to the Department of Planning when the project is placed on public exhibition in the next few months.

If you have any further questions, please do not hesitate to call the Information line on **1800 252 040** or email info@88walker.com.au

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Yours sincerely,

Eastmark Holdings

PROJECT INFORMATION SHEET

88 WALKER will be a major new development located in the heart of the North Sydney CBD. This information sheet outlines details of both the project and the planning process.



ABOUT 88 WALKER

88 WALKER will help revitalise the North Sydney CBD, improve the public domain, and see significant economic investment and job creation in the local area.

The project includes a state of the art commercial office building; a 4½ star hotel; and a vibrant new streetscape with cafes, shops, a sunlit plaza and improved pedestrian access.

Designed by award winning architects Rice Daubney, 88 WALKER encompasses two sites. The first site is 77-81 Berry Street, while the second site is 88 Walker Street.

Both sites have been identified for future development within North Sydney's draft Local Environmental Plan No. 28.

The commercial building will be 35 to 40 storeys high and provide A-Grade office floor space, while the 4½ star hotel will be 30 to 35 storeys high and have about 200 rooms.

It is proposed to link the two new buildings by a skybridge over Little Spring Street providing pedestrian access to both buildings from Walker Street.

The buildings will be complemented by significant public domain improvements including improved pedestrian links to North Sydney Station, cafes, shops and outdoor areas.

The buildings will be designed using key principles of environmental sustainability and will aim to achieve high environmental credentials.

The architectural design of each building is currently being prepared along with detailed site studies.

REVITALISING THE NORTH SYDNEY CBD

North Sydney features in the NSW Department of Planning's Metropolitan and Subregional Strategy as a major commercial precinct with strategic importance to the economic growth of Sydney.

Particular emphasis has been placed on improving the availability of commercial floor space to meet job creation targets. In 2001, North Sydney supported 49,000 jobs; by 2031, the State Government aims to increase this figure to 60,000.

One of the key requirements for further economic development of the North Sydney area is the creation of A-grade office space. In addition to creating a significant number of jobs during the construction phase, the project will attract quality tenants, which will bring considerable flow-on benefits for businesses in the surrounding area.

The project will boost the local economy and help create a more vibrant North Sydney CBD.



↑ Artist's impression of public plaza.

PROJECT INFORMATION SHEET

88 WALKER will be a major new development located in the heart of the North Sydney CBD. This information sheet outlines details of both the project and the planning process.



THE PLANNING PROCESS

88 WALKER has been declared a 'Major Project' by the NSW Minister for Planning. A Project Application is currently being prepared and will be submitted to the NSW Department of Planning for assessment.

During this initial planning phase we are keen to hear your views and comments about the proposal and a summary of any feedback will be provided to the Department of Planning with the Project Application.

Shortly after the Project Application is submitted to the Department it will be placed on public exhibition. At this time there will be formal opportunities to make submissions to the Department. This will take place within the next few months.

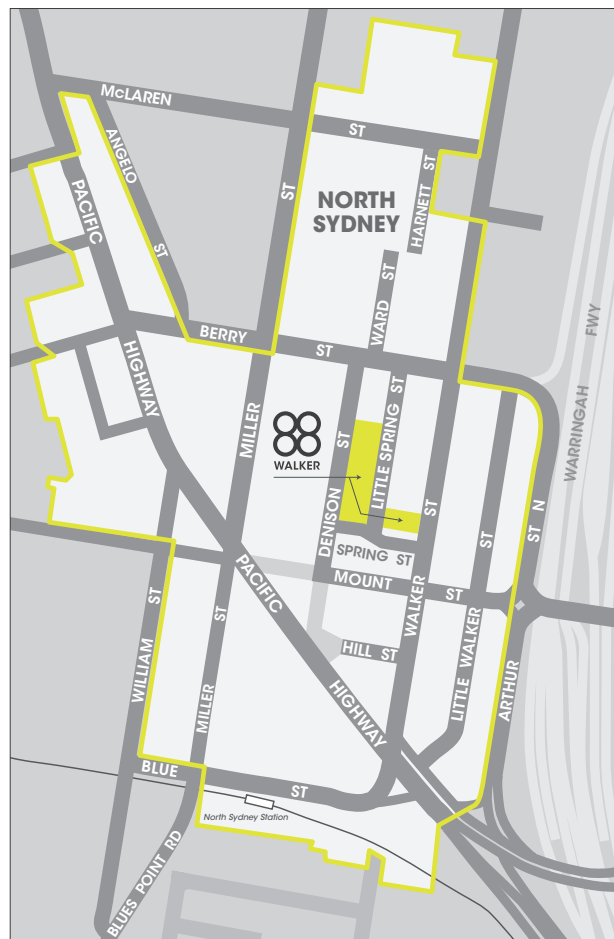


↑ Artist's impression of hotel podium.

HOW TO MAKE AN ENQUIRY OR COMMENT

If you would like to make an enquiry or comment please call the Information Line on **1800 252 040** during business hours Monday to Friday or email info@88walker.com.au

A website is also being developed and from early March will be available at www.88walker.com.au



↑ Map of North Sydney CBD highlighting the proposed site.

**LOCATED IN
THE HEART OF
NORTH SYDNEY,
88 WALKER WILL
HELP CREATE A
MORE VIBRANT
CBD.**



WE WELCOME YOUR COMMENTS FEEDBACK FORM

This project will see the redevelopment of the Berry Square site, with the construction of an A-grade office building; a 4½ star hotel; and a vibrant new streetscape with cafes, shops, a sunlit plaza and improved pedestrian access. A Project Application is currently being prepared and will be submitted to the NSW Department of Planning. We are keen to hear your views.

WHAT ARE YOUR VIEWS ABOUT THE PROPOSED PROJECT?

Please record any additional comments on another sheet of paper and return with this form.

ABOUT YOU Please ✓ all that apply.

Resident of the area ☐ Street

Work, own or manage a business in the area ☐ Street

Other, please specify ☐

REGULAR UPDATES

If you would like to be placed on a database to be kept informed about the project, please complete the following details.

Title

 Name

Address

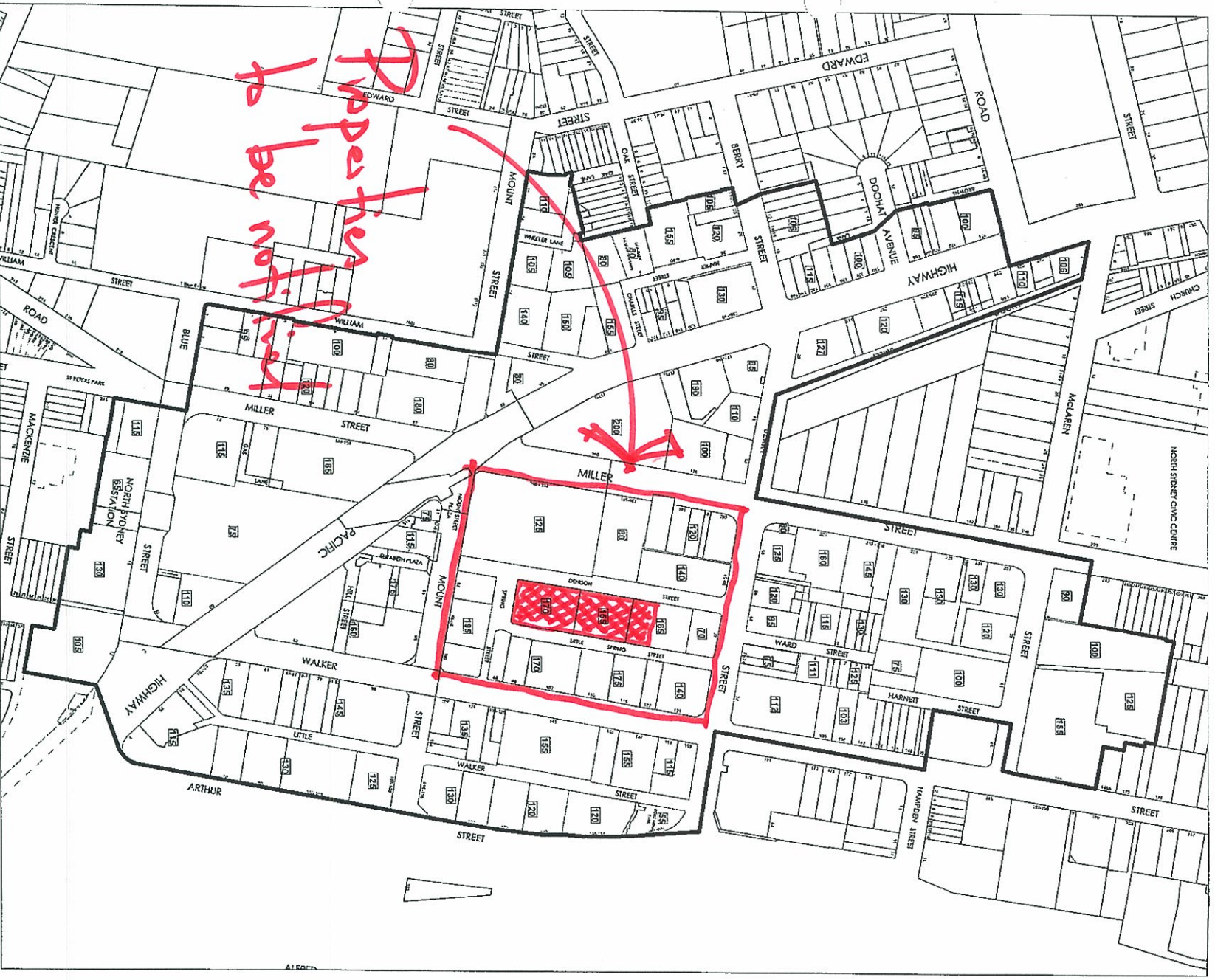
Email

Personal information provided by private individuals completing this questionnaire will be protected in line with the provisions of the Privacy and Personal Information Protection Act 1998 (NSW). The comments made will be used to provide a report to the NSW Department of Planning about the community's views on the proposal. Any personal details received will only be used to provide you with updates on the status of the proposal.

Please return your completed form to 88 WALKER, Reply Paid 302, North Sydney 2059 before 1 April 2009.

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2001

Height of Buildings Map - Amendment No 28 Sheet 1



Subject Site

Building Height (expressed as Reduced Levels)

Planning Officer - Joseph Hill

Filename - building_heights_amendment_28_post_council_8_May_08

Revision Date - 15/05

Government Gazette No -

Certified in accordance with the Environmental Planning & Assessment Act 1979, and Regulations.



Scale 1:2000

General Manager

Date