

minutes

For: 100 Mount Street North Sydney – proposed commercial development

Held at: Department of Planning

On: 30 April 2009

Attendees: Michael Woodland - DOP Robbie Delmege - Delmege
 Andrew Smith - DOP Martin Hill - HillPDA
 Catherine Otto - DOP Paul Reidy – Rice Daubney
 Mark Maryska – Laing O'Rourke Paul Atree-Williams - Urbis
 Perry Milledge – Laing O'Rourke

Item	Action	Responsibility
1. Introduction – MW requested an outline of proposed design with other issues touched on at the end if time permitted	Note	All
2. The site and design development – PR presentation	Note	All
3. Discussion of the issues:	Note	All
a. Site amalgamation – Martin Hill outlined the existing feasibility of developing the adjacent site and suggested that a staged approach needs to be taken. Our investigation has found that 80 Mount is subject to long leases out to 2015 which makes staged approach necessary. Vendors asking \$30m, conversations had been entered into over the years but at \$30m its highest and best use, not feasible for developer to purchase. PR presented a variety of development options for 80 Mount to ensure site has potential for upgrade and that importantly the ground level can be improved/activated to address the surrounding public domain.		
b. Public domain, setbacks and podium - PR presented the philosophy behind the chosen podium form and benefits including enhancing the public realm and improving relationship with adjacent heritage building. PR demonstrated that proposed servicing off Spring Street is the best and only location. Appropriate relationship with space to north can be achieved through good finishes and foyer which visually engages the street. Proposed setbacks at upper levels necessary to respond to market floor plate demands.	Note	All

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MW suggested that it is best to be clear on the extent of public domain works proposed to assist in dealing with any Council request.	Delineation and costing of potential public domain works. S.94 plan allocation to public works to be clarified.	MM, PM, RD, PAW
c. Views – PR presented view analysis. PAW asked whether the cone/plan analysis is sufficiently clear. MW/AS suggested that info is sufficient and that if further detail required that this would be requested throughout the assessment process.	Note	All
d. Car parking – PAW stated preferred car parking rate to be 1/300 (guideline 1/400) as the additional car parking required to draw high level tenants back to North Sydney. MH noted that additional parking has been associated with certain flagship buildings in the City. 100 Mount Street considered the flagship of North Sydney. Noting also that rate would be comparable to other recent approvals in North Sydney. MW reminded DOP's policy on limiting car parking near transport nodes. AS requested the rate be checked to ensure no prohibition.	Check legislation on parking	PAW
e. CBD rail link – PAW indicated that engineering exercise being undertaken and consultation with Railcorp in progress. Issue to be clarified as part of proposal.	Note	All
f. Available information on 88 Walker and 77-81 Berry – PAW restated the difficulty in obtaining access to 88 Walker Street info due to commercial confidence. Noted also that the design has addressed the site to the north in best possible way (see also public domain discussion). Department acknowledged the situation.	Note	All
g. Concept plan or project application – AS suggested that, given that the legislation is not entirely clear, the decision to proceed with the request for a concept plan was the proponent's decision.	Proponent to advise DOP	MM, PM, RD
4. Program - anticipated lodgement date – PAW suggested that subject to dealings with Railcorp that aim to submit proposal within 3 weeks.	Note	All
5. Agency feedback – PAW requested that agency feedback be sent through	DOP to send through	AS/CO