



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

31 March, 2010

4,000 NEW JOBS FOR SYDNEY'S SECOND BIGGEST BUSINESS HUB

A \$291 million commercial, retail and hotel development has been approved for North Sydney's central business district.

Minister for Planning, Tony Kelly, said the Eastmark Holdings development located in Walker and Berry Streets was approved after reductions in the building's proposed height.

"The development will provide the capacity for more than 4,000 jobs including around 3,000 office jobs and 250 in the hotel and retail areas, on top of 1,000 during construction," the Minister said.

"Based on public feedback and thorough assessment undertaken by the Department of Planning and the Planning Assessment Commission (PAC), I have imposed height restrictions on two parts of the commercial building which breached North Sydney Council's draft height controls.

"These reductions will, in particular, benefit residents in the adjacent Beau Monde building and are among the 148 strict conditions which have been imposed on the project."

They include:

- A reduction in the height of the commercial tower by five storeys on the southern part of the site and by three storeys over the northern part;
- Reduction in the footprint and setback of the two plant levels on top of the commercial tower to minimise any impact on the upper levels of the Beau Monde building;
- An additional six-metre setback from the Beau Monde building, creating an overall separation of 24 metres, well in excess of the statutory design requirements;
- Preparation and implementation of a Traffic Management Plan;
- The payment of a \$10,000 monetary contribution to North Sydney Council for the upgrade of the intersection of Berry and Walker Streets in addition to the \$275,937 in local infrastructure contributions to be levied for traffic improvements;
- A number of construction management conditions to protect the amenity of local residents, including limits on noise and construction hours;
- Eastmark Holdings commits to a 5-star energy rating for the commercial building and a 4-star rating for the hotel building; and
- A \$6.3 million contribution be made toward the recent upgrade of North Sydney Station.



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The project consists 70,000 square metres of non-residential floor-space and includes:

- a 32-storey commercial tower at 77-81 Berry Street;
- a 33-storey, 200 room, 4.5 star hotel at 88 Walker Street;
- 1,100 square metres of public domain areas, including a new pedestrian plaza in Denison Street;
- A new through-site road between Denison Street and Little Spring Street, allowing the reconfiguration of traffic in surrounding laneways and improved pedestrian access;
- Widening of Little Spring Street; and
- Basement car parking including a new public car park for 42 cars and 10 motorcycles.

Mr Kelly said the development would make a significant contribution towards achieving the employment capacity targets for North Sydney.

“The Government’s Inner North Subregional Strategy identifies the need to create 15,000 new jobs in North Sydney by 2031, with all but 2,500 of them to be located in the CBD,” the Minister said.

“The associated public domain benefits that will result from the development will also enhance the vitality of this area of the North Sydney CBD.

“With the imposed conditions, the development now substantially meets the council’s draft height planning controls, with the only variation being in regard to two plant rooms on the top of the commercial building.

“The development will still impact on views, particularly for Beau Monde residents on the southern side of the building, but it’s impossible to eliminate all potential impacts particularly in a built up commercial area like the North Sydney CBD.

“However, the amendments that have been made will deliver improved outlooks and greater privacy for a number of Beau Monde residents than would otherwise have been the case, while at the same time ensuring the viability of this important project.”