



NSLPP MEETING HELD ON 09/11/2022

Attachments:

1. Planning Proposal
2. Urban Design Report/Reference Design

ADDRESS/WARD: 71-89 Chandos Street, St Leonards

PROPOSAL No: PP5/22

PROPOSAL: To amend North Sydney Local Environmental Plan 2013 as follows:

- Increase the maximum height of buildings limit from 20m to 44m;
- Introduce a maximum floor space ratio of 4:1;
- Increase the minimum non-residential floor space ratio from 0.6:1 to 1:1; and
- Introduce a site-specific provision allowing the maximum building height to be exceeded to a maximum 46.7m (RL131.920) for the purpose of providing inclusive access to communal open space at the rooftop level.

The Planning Proposal is accompanied by a non-binding letter of offer to enter into a Voluntary Planning Agreement (VPA) with Council to provide public benefits in addition to applicable section 7.11 and 7.12 local infrastructure contributions and Special Infrastructure Contributions (SIC).

OWNER: TWT Development Pty Ltd; 75 Chandos Street Pty Ltd.

APPLICANT: Ethos Urban

AUTHOR: Katerina Papas, Senior Strategic Planner

DATE OF REPORT: 26 October 2022

DATE LODGED: 25 March 2022

EXECUTIVE SUMMARY

On 25 March 2022, Council received a Planning Proposal to amend *North Sydney Local Environmental Plan 2013 (NSLEP 2013)* as it relates to land at 71-89 Chandos Street, St Leonards. The site is located within the area covered by two planning studies, these being:

- 1) The *St Leonards and Crows Nest 2036 Plan*, adopted by the Department of Planning and Environment in August 2020; and
- 2) The *St Leonards/Crows Nest Planning Study – Precincts 2 & 3*, adopted by Council in May 2015.

The Planning Proposal seeks to amend NSLEP 2013 as it relates to the subject site as follows:

- Increase the maximum building height control from 20m to 44m;
- Impose a maximum floor space ratio (FSR) of 4:1;
- Increase the minimum non-residential FSR from 0.6:1 to 1:1; and
- Introduce a site-specific provision allowing the maximum building height to be exceeded to a maximum 46.7m (RL131.920) for the purposes of providing inclusive access to communal open space at the rooftop level.

The intent of the proposal is to facilitate the delivery a 12-storey mixed-use building with a 4-storey podium and tower above. The indicative reference scheme includes 64 residential apartments with 7,401 sqm Gross Floor Area (GFA), 2,460 sqm non-residential GFA and parking over 2 basement levels.

The proposal is accompanied by a non-binding letter of offer to enter into a Voluntary Planning Agreement (VPA) with Council to provide public benefits consistent with Council's *St Leonards/Crows Nest Planning Study – Precincts 2&3 (2015)*. This includes dedication and embellishment of land to Council for the purposes of a linear park along Oxley Street; delivery of a pedestrian through-site link with public right of way; and public domain improvements adjacent to the site.

A detailed assessment of the proposal has been completed having regard to the assessment criteria in the DPE's "*LEP Making Guidelines*" (September 2022). The Planning Proposal and accompanying reference design is considered to demonstrate strategic and site-specific merit as it:

- achieves the objectives and actions of high-level strategic planning strategies relating to the site, including:
 - Greater Sydney Regional Plan – A Metropolis of Three Cities
 - North District Plan
 - North Sydney Local Strategic Planning Statement
- is consistent with the provisions of the *St Leonards/Crows Nest Planning Study – Precincts 2&3*, the *St Leonards and Crows Nest 2036* and accompanying *Ministerial Direction 1.13 – Implementation of St Leonards and Crows Nest 2036 Plan*; and

- demonstrates that the site can be acceptably developed to the requested height and density insofar that it achieves an appropriate level of amenity and the impacts arising from the proposal (overshadowing, privacy, wind, traffic) are not significantly different to that anticipated under the *2036 Plan*.

To ensure future development on the site is consistent with the number of storeys under the *2036 Plan*, it is recommended the Planning Proposal be amended to a maximum building height of 43m and an additional local provision allowing the maximum building height to be exceeded by no more than 2m for portions of the building providing inclusive access to the communal open space at the rooftop (i.e. lift overrun).

Subject to the above amendment, it is recommended that the Planning Proposal be supported to proceed to a Gateway Determination, and that the Planning Proposal and draft VPA be exhibited concurrently.

LOCATION MAP



1. DESCRIPTION OF PROPOSAL

The subject Planning Proposal (PP5/22) seeks to amend NSLEP 2013 as it relates to land at 71-89 Chandos Street, St Leonards (the site) as follows:

- Increase the maximum building height control from 20m to 44m;
- Introduce a maximum floor space ratio (FSR) control of 4:1
- Increase the minimum non-residential FSR from 0.6:1 to 1:1; and
- Introduce a site-specific provision allowing the maximum building height to be exceeded to a maximum 46.7m (RL131.920) for the purposes of providing inclusive access to communal open space at the rooftop level.

The primary objective of the Planning Proposal as described by the applicant is:

“To deliver on the State Government’s preferred outcome for St Leonards as a Strategic Centre with increased employment opportunities and mixed-use activities. The proposal intends to facilitate the delivery of a high-quality, mixed-use development that will complement the evolution of the St Leonards Strategic Centre towards a high-density mixed-use character.”

The accompanying indicative reference design includes a 12-storey mixed-use development with a 4-storey podium and tower above; 2,460 sqm of commercial retail/office floor space in the podium; 64 residential apartments within the podium and tower; and 56 car spaces over 2 basement levels.

A summary of the key design elements is provided in Table 1.

TABLE 1: Key design elements	
Land Uses	Mixed-use (Commercial retail/office and residential)
Indicative yield	64 residential apartments
Building Height	Max. 46.7m (RL131.920) for 12-storeys, inclusive rooftop structures but with a predominant height of 44m
Floor Space Ratio (FSR)	4:1 (total)
Non-Residential Floor Space Ratio (FSR)	1:1
Gross Floor Area	9,861 sqm (total) <ul style="list-style-type: none"> • 2,460 sqm non-residential GFA • 7,401 sqm residential GFA
Built Form	4-storey podium (retail/commercial; residential) 8-storey tower (residential)
Setbacks (Whole of Building)	Chandos Street (north): 3m Oxley Street (east): 5m Atchison Lane (south): 1.5m Western boundary: 7m

Setbacks (Above podium)	Chandos Street (north): 3m Oxley Street (east): 7m Atchison Lane (south): 1.5m Western boundary: 4m
Car Parking	56 car spaces over 2 basement levels

The proposal is accompanied by a suite of suggested amendments to *North Sydney Development Control Plan 2013 (NSDCP 2013)* to provide increased certainty and assist in the future assessment of any development application. These relate to building height, podium, setbacks, communal open space and landscaping, and car accommodation.

2. PANEL REFERRAL

On 23 February 2018, the Minister for Planning released a section 9.1 Direction which outlines the instances when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a council determining whether that Planning Proposal should be forwarded to the Department of Planning and Environment (DPE) for the purposes of seeking a Gateway Determination.

All Planning Proposals are required to be referred to the Local Planning Panel, unless they meet any of the following exemptions:

- the correction of an obvious error in a local environmental plan;
- matters that are of a consequential, transitional, machinery or other minor nature;
or
- matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjacent land.

The Planning Proposal does not meet any of the exemption criteria and therefore must be referred to the Local Planning Panel for advice prior to Council making any determination on the matter.

3. BACKGROUND

3.1 Pre-Lodgement Discussions

On 11 February 2021, a pre-lodgement meeting was held between Council staff and the landowner's project team. Council was advised that the landowner wished to pursue a holistic approach to the redevelopment of its landholdings and intended to lodge a Planning Proposal for two sites, 71-89 Chandos Street and 58-64 Atchison Street (referred to as 'Planning Proposal Sites' in Figure 1).

The applicant advised Council staff that all controls and objectives of the *2036 Plan* would be adhered to and that the Planning Proposal would not seek to rely on transferring any floor space from two recent Land and Environment Court (LEC) approvals for 55-61 and 67-69 Chandos Street (referred to as "LEC sites" in Figure 1). The LEC approvals will result in an FSR of 6.3:1 for the "LEC sites," a yield approximately 60% greater than that able to be realised under the *2036 Plan*.

Council staff had raised concerns with the concept scheme presented for the southern Planning Proposal site (58-64 Atchison Street), specifically the nil setback/joint party wall proposed on the western boundary and associated impacts on the future redevelopment of the adjacent site to the west (50-56 Atchison Street), which is under separate ownership. Council staff recommended the applicant continue negotiations with the adjoining landowner to achieve a coordinated design response.

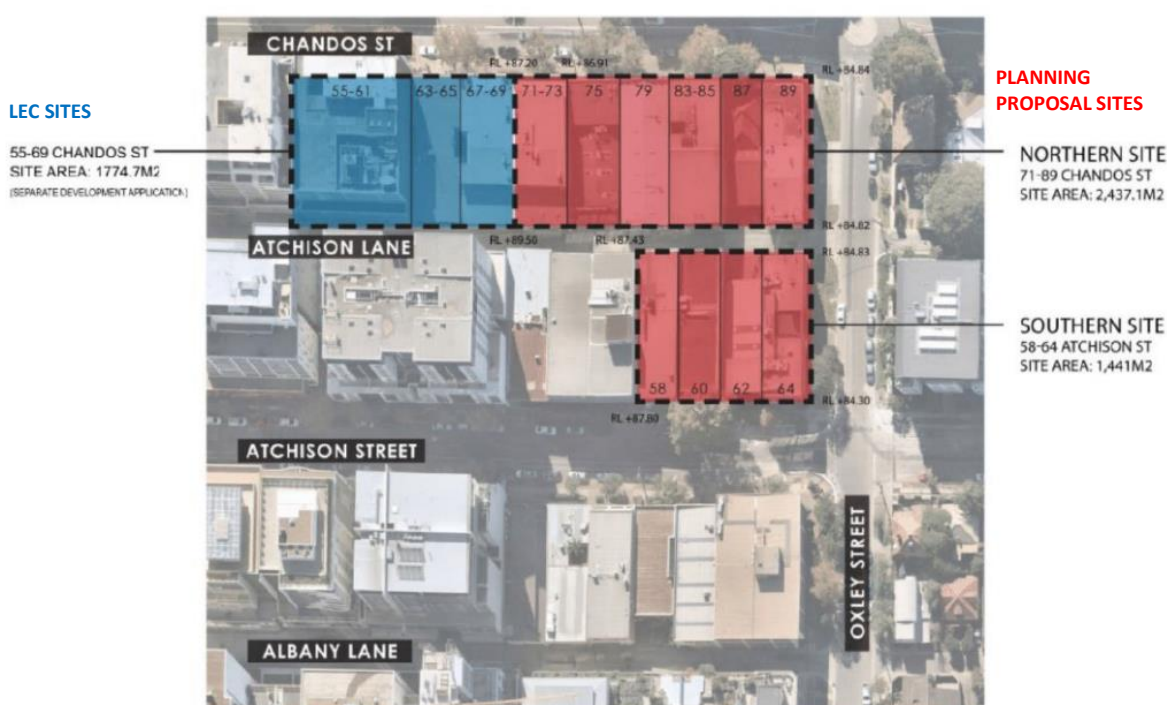


FIGURE 1: TWT Village (source: A+ Design)

3.2 Planning Proposal 5/21 (Withdrawn)

On 14 July 2021, a Planning Proposal (PP5/21) was lodged by A+ Design Group on behalf of the landowner (TWT) to amend NSLEP 2013 as it relates to 71-89 Chandos Street and 58-64 Atchison Street. The Planning Proposal sought to amend NSLEP as follows:

71-89 Chandos Street (“Northern Site”):

- Increase the maximum building height from 20m to 46m
- Establish an overall FSR of 4:1; and
- Increase the non-residential FSR from 0.6:1 to 1:1.

58-64 Chandos Street (“Southern Site”):

- Increase the maximum building height from 20m to 56m
- Establish an overall FSR of 6:1; and
- Increase the non-residential FSR from 0.6:1 to 1:1.

A new Development Application (DA186/21) was lodged concurrently for the LEC sites.

On 18 October 2021, the applicant advised Council that it would no longer represent the landowner. Ethos Urban was subsequently appointed, and a meeting was convened between Council staff and the new applicant (Ethos Urban) on 16 November 2021 to discuss the merits of both PP5/21 and DA186/21. At the meeting, Council raised concerns with the reference scheme for PP5/21, specifically the proposal's complex relationship with existing LEC approvals, inadequate building separation and associated amenity impacts. During this meeting, the applicant expressed a desire to reconsider the TWT block as a whole, including the LEC approvals, and to withdraw DA 186/21 and amend PP5/21 to address Council's concerns.

On 30 November 2021, Council provided a response to the applicant's design/process intent, stating the LEC approvals the Planning Proposal relies upon, represents a poor built form outcome and disjointed approach to development within the precinct. It was suggested the applicant consider approaching the northern, southern and LEC sites together under one consolidated Planning Proposal. The applicant advised that it would consider Council's approach, but raised concerns about forfeiting the LEC approvals without much security over the future approval of development on the wider site.

On 31 January 2022, the applicant advised Council that they intended to submit an amended Planning Proposal which would include the removal of the massing adjoining the LEC site on the northern site. No amendments were proposed for the southern site. Council reiterated its concerns with the southern site, which still proposed a nil setback/joint party wall proposed along the western boundary.

On 25 March 2022, the applicant (Ethos Urban) lodged an amended Planning Proposal (PP5/22) for the northern site at 71-89 Chandos Street. The southern site was removed in order to address interface issues with the adjoining landowner. The amended Planning Proposal was submitted as a fresh application (PP5/22) and the former Planning Proposal (PP5/21) was subsequently withdrawn by the applicant on the 31 May 2021.

DA186/21 for the "LEC sites" was also formally withdrawn by the applicant on 8 April 2022.

3.3 Planning Proposal 5/22 (Subject Proposal)

On 25 March 2022, the subject Planning Proposal (PP5/22) was lodged seeking amendments to NSLEP 2013 as it relates to 71-89 Chandos Street as follows:

- Increase the maximum building height from 20m to 46m;
- Introduce a maximum Floor Space Ratio (FSR) control of 4:1; and
- Increase the minimum non-residential FSR from 0.6:1 to 1:1.

On 31 May 2022, Council sought further clarification from the applicant on issues relating to building height, podium height and treatment, building separation and overshadowing.

In response to Council's concerns, the applicant submitted an amended Planning Proposal report and reference design (14 July 2022), which seeks a maximum building height of 44m (previously 46m), and the introduction of a new site-specific provision to allow the maximum building height to be exceeded to a maximum of 46.7m (RL131.920) for the lift overrun to provide access to communal open space at the rooftop.

4. DETAIL

4.1 Applicant

The Planning Proposal was lodged by Ethos Urban on behalf of TWT Property Group Pty Ltd. Owner’s consent has been obtained from all landowners.

4.2 Site Description

The subject site comprises six (6) separate allotments of land. The legal property description and existing development is outlined in Table 2.

TABLE 2: Property Description		
Property Description	Legal Description	Existing development
71-73 Chandos Street	Lot 1, DP 900998	3-storey commercial building
75 Chandos Street	Lot 1, DP 115581	2-storey commercial building
79-81 Chandos Street	Lot 28, DP 455939 Lot 29, DP 455939	2-storey commercial building
83-85 Chandos Street	Lot A, DP 443166 Lot B, DP 443166	4-storey commercial building
87 Chandos Street	Section 11, Lot 31, DP 2872	Single-storey commercial building
89 Chandos Street	Section 11, Lot 32, DP 2872	3-storey commercial building

The subject site is bound by Chandos Street to the north, Atchison Lane to the south, and the Oxley Street to the west. It has a total area of 2,467m². The site is rectangular in shape with a frontage of 69m to Chandos Street, 69m to Atchison Lane and 36m to Oxley Street. The land generally falls in a north-easterly direction. There is an approximate 2.4m fall eastwards along the site’s Chandos Street frontage; 4.6m fall eastwards along the Atchison Lane frontage; and a 2.2m fall northwards along the western boundary.

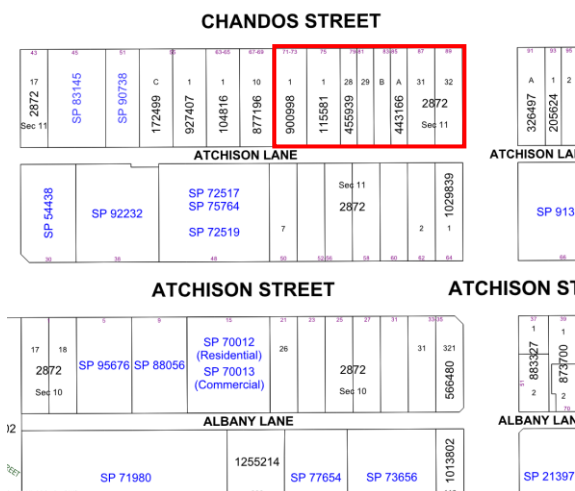


FIGURE 2: Subject Site



FIGURE 3: Aerial Photo



FIGURE 4: View of subject site from corner Oxley Street and Chandos Street.



FIGURE 5: View of subject site along Chandos Street.

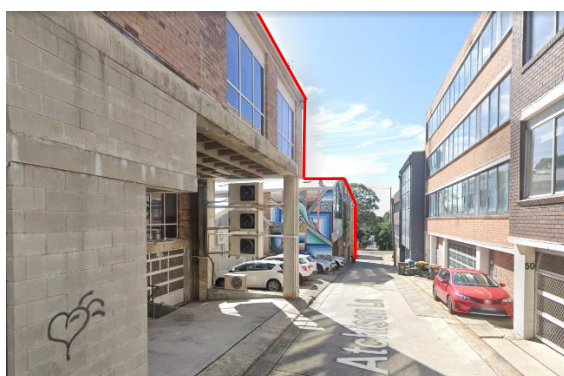


FIGURE 6: View of subject site from Atchison Lane.



FIGURE 7: View of subject site from corner Atchison Lane and Oxley Street.

4.3 Local Context

The subject site is centrally located in the St Leonards and Crows Nest Precinct. St Leonards is identified a 'Strategic Centre' under the Greater Sydney Regional Plan – *A Metropolis of Three Cities* and North District Plan. The area is undergoing significant change towards contemporary mixed-use buildings, with commercial office/retail located in the podium elements of buildings and residential apartments above.

St Leonards Railway Station is located approximately 400m to the west of the site, which provides regular services to the south to North Sydney and Sydney CBD, and to the north to Chatswood, Macquarie Park and Hornsby. The future Crows Nest Metro Station is located approximately 340m to the south-east of the site. Anticipated to open in 2024, Sydney Metro will provide high-frequency services to the regional network including Chatswood (4 minutes) and Barangaroo (8 minutes).

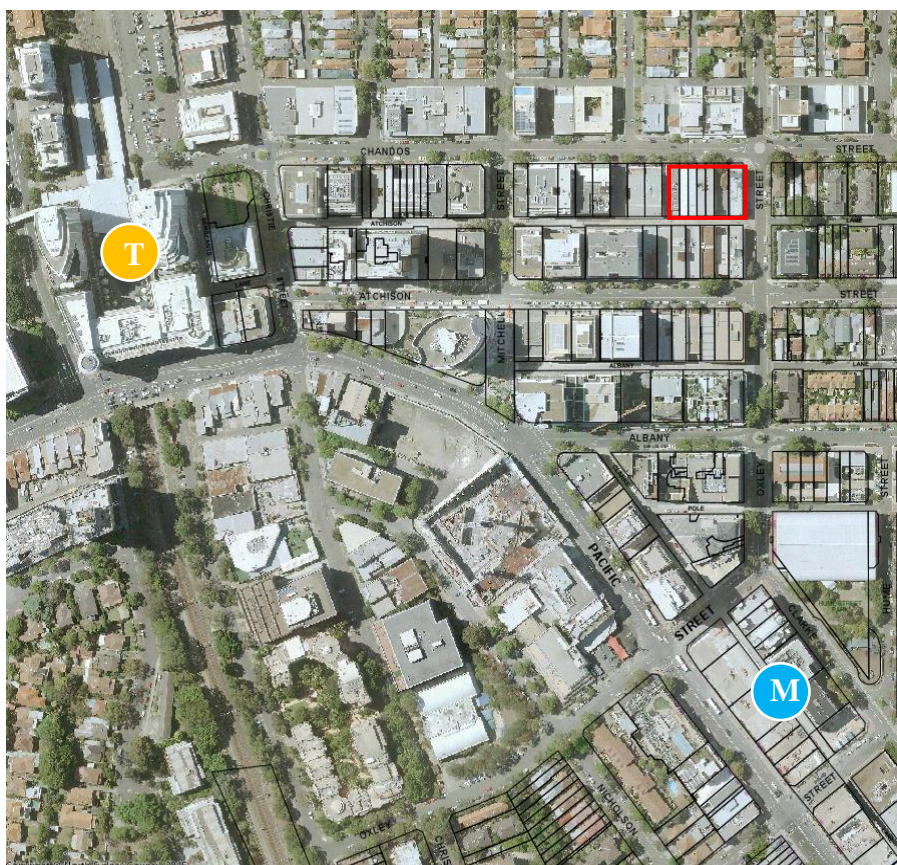





FIGURE 8:
Contextual
Relationships

-  Subject Site
-  St Leonards Train Station
-  Crows Nest Metro Station

The subject site is adjoined by the following:

- **To the north**, on the opposite side of Chandos Street and within the Willoughby LGA, is a recently constructed 6-storey mixed-use building (66-78 Chandos Street).
- **To the east**, on the opposite side of Oxley Street, is a residential area (zoned R4-High Density Residential) comprising a mix of dwelling houses, semi-detached dwellings and residential flat buildings up to 5-storeys in height.
- **To the south**, on the opposite side of Atchison Lane, at 50, 52-56, 58, 60, 62 and 64 Atchison Street are six commercial office buildings ranging 2-4 storeys in height. Further to the south-west of the site at 40-48 Atchison Street is a recently constructed 12-storey mixed-use building ('The Arden'). A Planning Proposal to amend NSLEP 2013 to facilitate a 16-storey mixed-use development at 50-56 Atchison Street was made on 18 February 2022.
- **To the west**, on the adjacent site at 67-69 Chandos Street is a 3-storey commercial office building constructed in the 1970s. Further to the west at 63-65 and 55 Chandos Street is a 3-storey and a 7-storey commercial office building constructed in the 1970s.

5. Current Planning Provisions

The following subsections identify the relevant principal planning instruments that apply to the subject site.

5.1 NSLEP 2013

NSLEP 2013 was made on 2 August 2013 through its publication on the NSW legislation website and came into force on the 13 September 2013. The principal planning provisions relating to the subject site under NSLEP 2013 are as follows:

- Zoned *B4 Mixed Use* (refer to Figure 9);
- A maximum building height of 20m (refer to Figure 10);
- A minimum non-residential floor space ratio of 0.6:1 (refer to Figure 11)

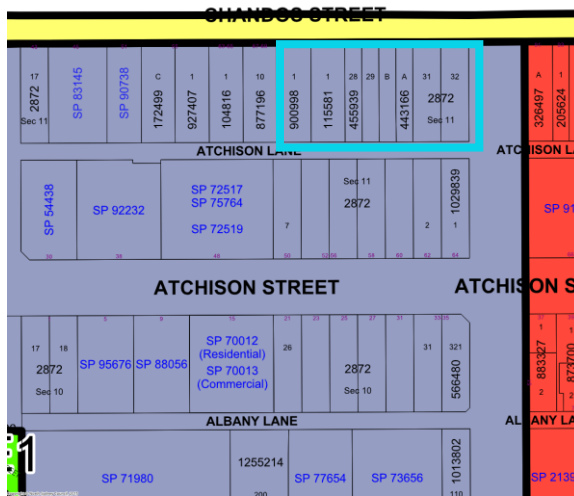


FIGURE 9: NSLEP 2013 Zoning Map extract
 The subject site is zoned *B4-Mixed Use*

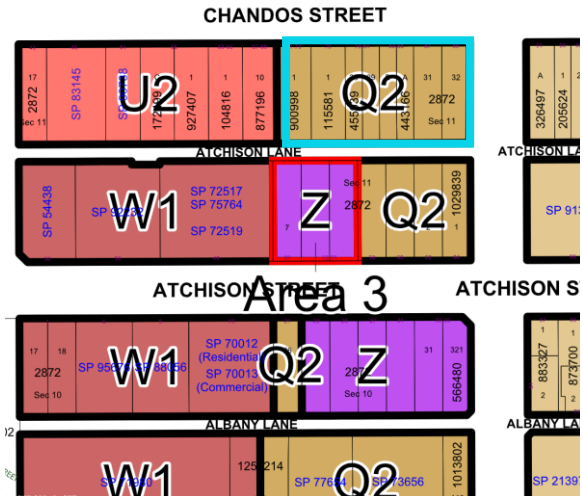


FIGURE 10: NSLEP 2013 Height of Buildings Map extract
 The subject site has a maximum height of **20m**

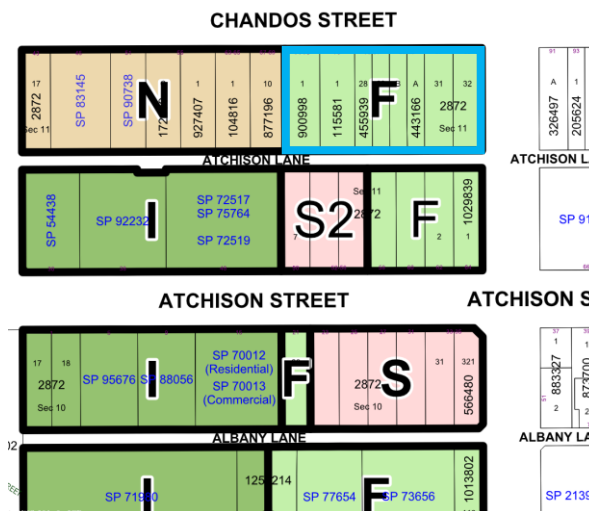


FIGURE 11: NSLEP 2013 Non-residential Floor Space Ratio Map extract
 The subject site must provide a minimum non-residential floor space ratio of **0.6:1**

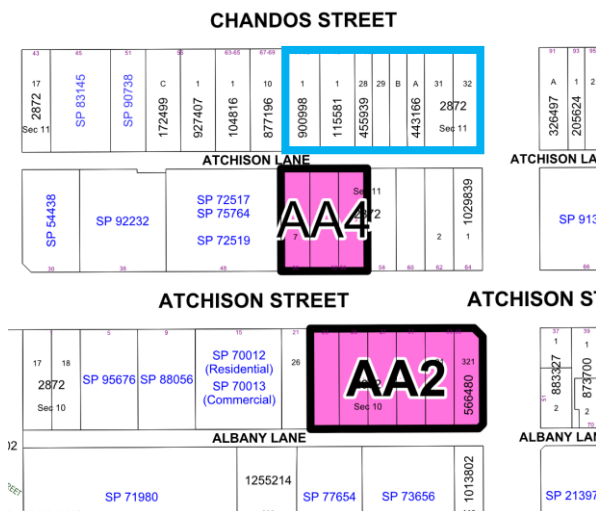


FIGURE 12: NSLEP 2013 Floor Space Ratio Map extract
 The subject site does not currently have a FSR control

6. Proposed Amendment to NSLEP 2013

The Planning Proposal seeks to achieve its objectives and intended outcomes by amending NSLEP 2013 as follows:

- Amending the Height of Buildings Map from 20m to 44m;
- Amending the Floor Space Ratio Map to impose a maximum floor space ratio of 4:1;
- Amending the Non-Residential Floor Space Ratio Map from a minimum non-residential floor space ratio of 0.6:1 to 1:1.

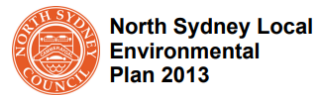
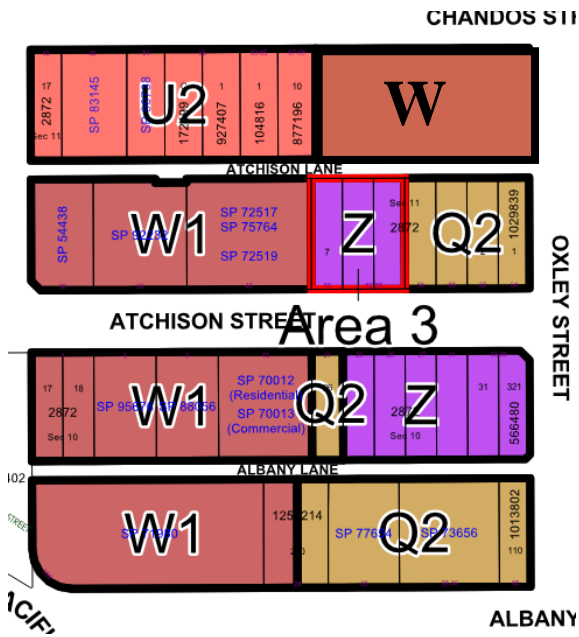
The Planning Proposal anticipates that the Maps to NSLEP 2013 would be amended similar to those depicted in Figures 13, 14 and 15. It should be noted that the mapping amendments as lodged do not comply with the DPE's "Standard Technical Requirements for Spatial Data Maps" and will need to be amended prior to issuing of a Gateway Determination.

In addition, the Planning Proposal as lodged seeks to introduce the following new site-specific provision under Part 6, Division 2 to NSLEP 2013:

Clause 6.19D – Development at 71-89 Chandos Street, St Leonards

- (1) This clause applies to land at 71-89 Chandos Street, St Leonards, being Lot 1 DP 900998, Lot 1 DP 115581, Lot 28 and 29 DP 455939, and Lot B DP 443166.*
- (2) Despite any other provisions of this plan, development for the purposes of a lift overrun to provide access to communal open space at the rooftop can exceed the maximum building height control to a maximum building height of 46.7m (RL 131.920).*

This clause would be more appropriately located under clause 4.3A – *Exceptions to height of buildings* to NSLEP 2013.



Height of Buildings Map - Sheet HOB_001

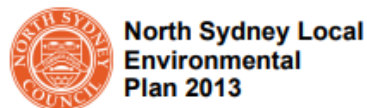
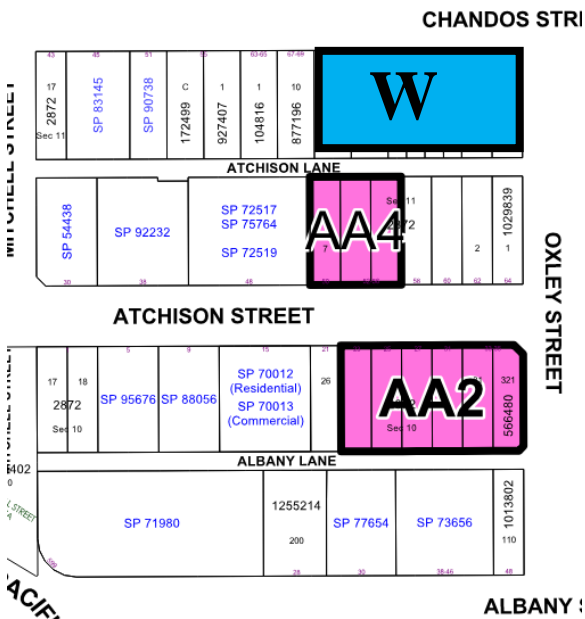
Maximum Building Height (m)

A	1	T2	26
B	8.5	U1	30
C	10	U2	33
D	11	W1	40
E	12	W2	42
F	13	X	49
G	14.5	Y	50
H	15	Z	56
I	16	AD	132
J	19, 15	AF	180
K	20	Area 1	Refer to Clause 4.3A
L	21	Area 2	Refer to Clause 4.3A(2A)
M	24	Area 3	Refer to Clause 4.3A(2B)
N	25		

Maximum Building Height (RL m)

0 - 20
21 - 40
41 - 60
61 - 80
81 - 100
101 - 120
121 - 140
141 - 160
161 - 180
181 - 200
200 +

FIGURE 13: Proposed amendment to the Height of Buildings Map – Sheet HOB_001 (source: Applicant’s Planning Proposal)



Floor Space Ratio Map - Sheet FSR_001

Maximum Floor Space Ratio (n:1)

N	1
S	1.85
R	3.5
X	4.27
Z	5.6
AA1	6
AA2	6.1
AA3	6.3
AA4	6.4
AA5	6.6
AB1	7
AB2	7.5
AF	11.5
AH	18
AJ	25.4

FIGURE 14: Proposed amendment to the Floor Space Ratio Map – Sheet FSR_001 (source: Applicant’s Planning Proposal)

A new key would be required as follows:

W2 4

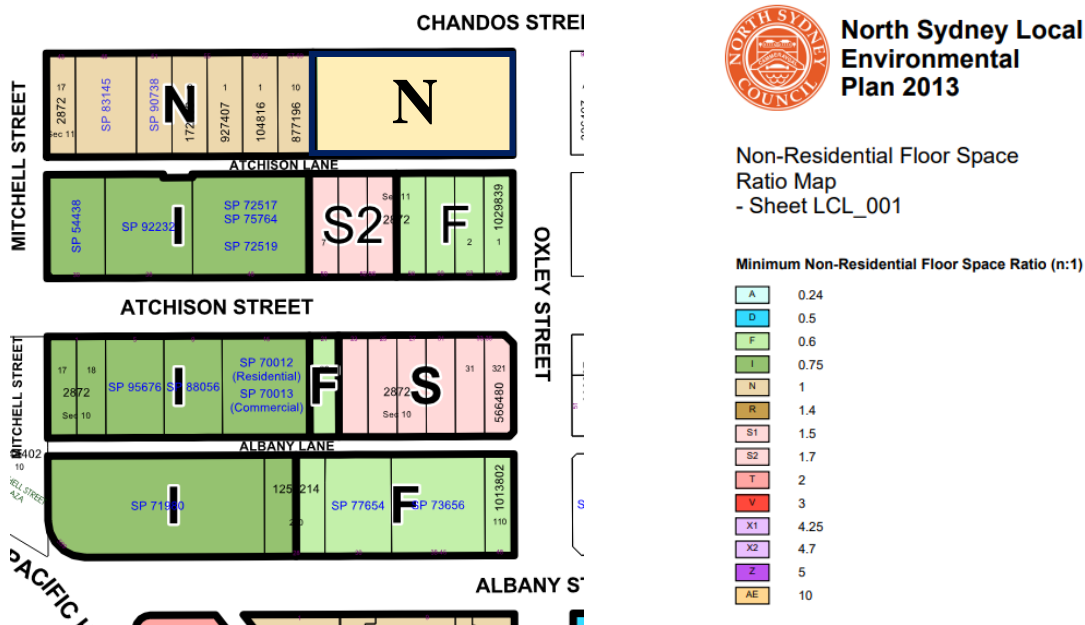


FIGURE 15: Proposed amendment to the Non-Residential FSR Map – Sheet LCL_001
 (source: Applicant’s Planning Proposal)

7. Draft Voluntary Planning Agreement (VPA)

The Planning Proposal is accompanied by a non-binding letter of offer to enter into a Voluntary Planning Agreement (VPA) with Council to provide the following public benefits:

- Dedication and embellishment of private land (179 sqm) to Council and embellishment of public land (271 sqm) for the purposes of a linear park along Oxley Street (total 450 sqm); and
- A pedestrian through-site link (approx. 7m wide and open-to-sky) connecting Chandos Street to Atchison Lane with easement for public access 24 hours/7 days a week (total 250 sqm); and
- Landscaping and improvements to the public domain adjacent to the site.

The proposed public domain improvements will improve permeability and activation in the area and align with the public benefits identified in Council’s endorsed *St Leonards and Crows Nest Planning Study – Precincts 2 & 3*.

In considering Planning Proposals and associated offers to enter into a VPA, Council typically seeks the advice of an independent valuation consultant to determine whether the value of the proposed public benefits is fair and reasonable relative to the increased development potential on the site. In this instance, consideration has been given to the valuation advice provided by the applicant which has assigned a value of the proposed public benefits under the VPA of \$9,338,000.

However, there appears to be an error in the value assigned by the applicant to the proposed land dedication and embellishment along Oxley Street. At the applicant’s suggested rate of \$23,000/sqm for 179 sqm area (not 281 sqm), the value assigned should be in the order of \$4,117,000 (not \$6,463,000). This reduces the overall value of the proposed public benefits to \$6,992,000.

Whilst Council does not necessarily accept the full extent of the applicant's assigned value, given the nature of public benefits proposed and Council's limited ability to leverage public benefits due to the imposition of the Special Infrastructure Contribution (SIC), it is considered in this instance to constitute a reasonable offer. The proposed public benefits will be in addition to any applicable section 7.11 and 7.12 local infrastructure contributions to be levied with any future Development Application approval.

Further resolution on the detailed terms of VPA offer (including provision of security, public domain treatment, registration on title and other matters) will be required to be negotiated prior to exhibition. It is recommended the Planning Proposal and draft VPA be exhibited concurrently to allow the community full understanding of what is being proposed.

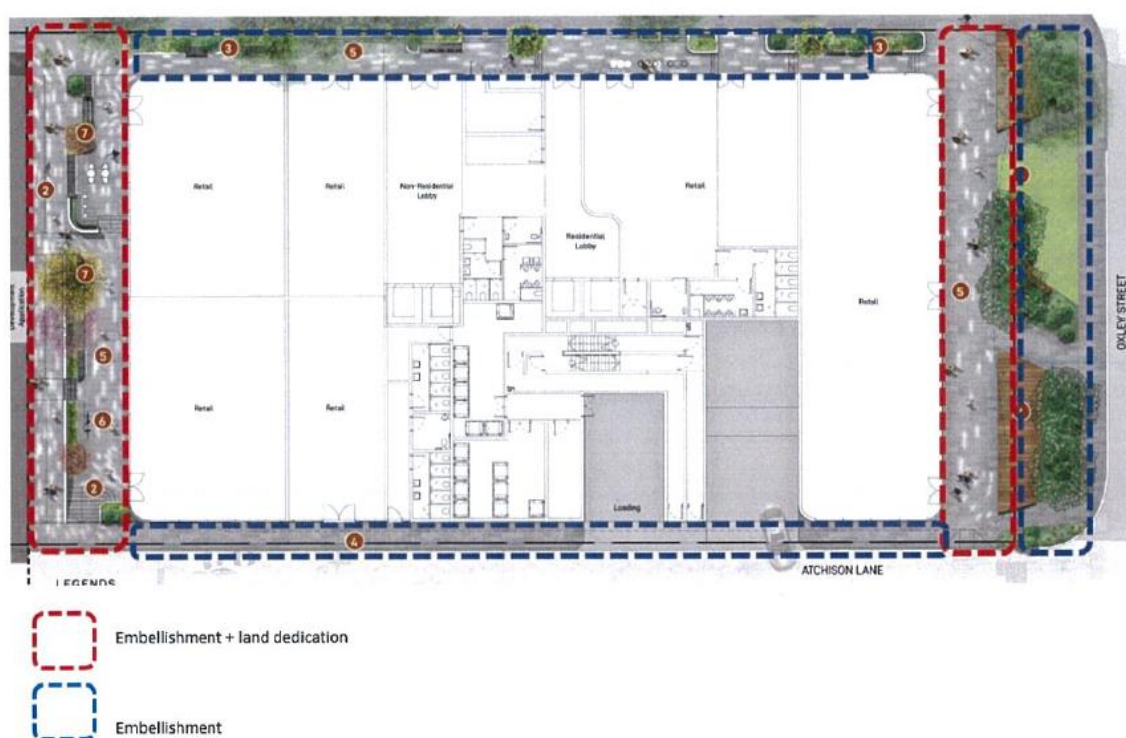


FIGURE 16: Proposed public benefits (source: Applicant's Letter of Offer)

8. Proposed Amendment to NSDCP 2013

To provide greater certainty over the future delivery of the proposed development, the Planning Proposal is accompanied by suite of suggested site-specific development controls to be incorporated within section 3.1 (St Leonards Town Centre) to Part C of NSDCP 2013. The proposed controls relate to building and podium heights, setbacks, communal open space and landscaping, the proposed through-site link and linear park, and car accommodation.

On 12 September 2022, Council endorsed a *Draft Amendment to NSDCP 2013 – St Leonards/Crows Nest 2036 Plan* for public exhibition. The amendment seeks to implement built form controls including setbacks, street wall (podium) heights and solar access controls to help implement the intent of the *2036 Plan*. The applicant's suggested DCP controls are either consistent with existing NSDCP 2013 controls or align with the (podium, setback, accessibility and permeability) controls proposed under Council's *draft Amendment to NSDCP 2013 (2036 Plan)*. The proposed public domain upgrades adjacent to the site will form part of the detailed terms of the VPA, which will be required to be negotiated and resolved prior to exhibition. It is therefore not recommended that a site-specific amendment be progressed at this time.

9. POLICY & STRATEGIC CONTEXT

9.1 Greater Sydney Regional Plan

In March 2018, the NSW Government released *A Metropolis of Three Cities – Greater Sydney Region Plan* (Regional Plan). It provides a long-term vision and plan to accommodate Sydney's anticipated population growth of 1.7 million people and deliver 725,000 new dwellings and 817,000 new jobs by 2036.

A Metropolis of Three Cities is built on the vision of three cities – Western Parkland City, Central City and Eastern Harbour City – where residents can live within 30 minutes of their jobs, education and health facilities, services and great places. It sets out the framework for five districts within Greater Sydney, of which the North Sydney LGA is part of the North District. The District Plans, consistent with the Regional Plan, were released at the same time as the Regional Plan.

St Leonards is identified a 'Strategic Centre' and part of the 'Eastern Economic Corridor' under the Regional Plan. The St Leonards/Crows Nest area is also identified a 'Planned Precinct.' The NSW Department of Planning and Environment (DPE) is responsible for land use and infrastructure planning and delivery within Planned Precincts.

9.2 North District Plan

In March 2018, the NSW Government released the North District Plan, which covers the LGAs of North Sydney, Hornsby, Ku-ring-gai, Ryde, Hunter Hill, Lane Cove, Willoughby, Mosman and Northern Beaches.

The North District Plan sets the following targets:

Housing Target	North Sydney LGA	North District
5 year (2016-2021)	+3,000 new dwellings	+25,950 new dwellings
20 year (2016-2036)	+11,870 new dwellings (North Sydney Local Housing Strategy)	+92,000 new dwellings

Jobs Target	North Sydney CBD	St Leonards/Crows Nest
20 year (2016 –2036)	+15-600-21,1000 new jobs	+6,900-16,400 new jobs

Following the directions from the Greater Sydney Commission (GSC), North Sydney Council has put in place its Local Housing Strategy (LHS) and the Local Strategic Planning Statement (LSPS) which form part of the hierarchy of plans and provides alignment with the North District Plan.

9.3 St Leonards and Crows Nest 2036 Plan (2036 Plan)

In July 2016, the Minister for Planning announced the DPE would undertake a strategic planning investigation into the Crows Nest, St Leonards and Artarmon industrial areas (refer to Figure 17).



FIGURE 17: St Leonards and Crows Nest Planned Precinct (2036 Plan, p.2)

On 29 August 2020, the DPE released the finalised *St Leonards and Crows Nest 2036 Plan (2036 Plan)*. The *2036 Plan* aims to deliver significant residential and employment growth within the precinct, principally as a result of the new Crows Nest Metro station opening in 2024. It is accompanied by a section 9.1 Ministerial Direction requiring Planning Proposals for land within the precinct to be consistent with the Plan.

The *2036 Plan* identifies desired building heights, density (FSR), employment (non-residential FSR), land use, overshadowing and building setback controls. It is also accompanied by a Special Infrastructure Contribution (SIC) scheme, which pools funds across the precinct to help provide regional open space and infrastructure upgrades to support growth in the precinct. This is separate from local infrastructure contributions which continue to apply.

The site-specific height and density provisions set out in the *2036 Plan* for the subject site are as follows:

- A maximum building height of 12-storeys;
- An overall FSR of 4:1; and
- A minimum non-residential FSR of 1:1.

Council's *St Leonards/Crows Nest Planning Study – Precincts 2 & 3 (2015)* also recommended a maximum building height of 12 storeys for the subject site.

9.4 Local Strategic Planning Statement (LSPS)

The North Sydney LSPS was adopted by Council on 25 November 2019, and subsequently “assured” by the GSC on 20 March 2020.

One of the key roles of the LSPS is to draw together, in one document, the priorities and actions for future land use planning, and present an overall land use vision for the North Sydney LGA for the next 20 years. The LSPS is required to be consistent with the Regional Plan and North District Plan and provide a clear line-of-sight between the key strategic priorities identified at the regional and district level and the local and neighbourhood level.

The LSPS incorporates the *North Sydney Local Housing Strategy (LHS)* and *St Leonards and Crows Nest 2036 Plan (2036 Plan)* into the strategic planning framework and links its implementation to the planning priorities under the North District Plan and the objectives of the Regional Plan.

The North Sydney LHS identifies potential for an additional 11,870 dwellings to be delivered by 2036 under the provision of NSLEP 2013 and the proposed changes envisaged by the DPE under the *2036 Plan*. The *2036 Plan* supports the delivery of an additional 3,515 dwellings within the parts of the Planned Precinct located within the North Sydney LGA.

10. ASSESSMENT

10.1 Planning Proposal Structure

The Planning Proposal is considered to be in general accordance with the requirements of section 3.33 of the *EP&A Act 1979* and the DPE’s ‘*Local Environmental Plan Making Guideline*’ (December 2021). The Planning Proposal adequately sets out the following:

- A statement of the objectives or intended outcomes of the proposed Local Environmental Plan;
- An explanation of the provisions that are to be included in the proposed Local Environmental Plan;
- Justification of the proposal’s strategic and site specific merit;
- Identification of associated mapping amendments;
- Details of the community consultation that is to be undertaken in relation to the Planning Proposal;
- A project timeline identifying how the planning proposal is to be implemented, should it progress.

10.2 Need for the Planning Proposal

A key objective of the planning proposal is to implement the planning framework identified in the *2036 Plan*. The Plan states that changes to a site’s existing statutory planning controls will be required to allow development to occur in accordance with the Plan. It explains that it is the responsibility of each relevant council to progress Planning Proposals and give effect to the provisions of the *2036 Plan*.

10.3 Assessment Criteria

Part 3 of the DPE's 'LEP Making Guideline' (September 2022) outlines the criteria for assessing Planning Proposals. For a Planning Proposal to be supported to proceed to a Gateway Determination it must demonstrate:

- **Strategic merit** – alignment with the NSW strategic planning framework (i.e. the relevant District Plan, Corridor/Precinct Plan and LSPS); and
- **Site-specific merit** – give regard and assess impacts to the natural environment; existing and likely future uses in the vicinity; and services and infrastructure that will be available to meet the demands arising from the proposal.

Planning Proposals are also required to be consistent with applicable State Environmental Planning Policies (SEPPs) and section 9.1 Ministerial Directions.

As discussed in section 9.3 of this report, the prevailing relevant Corridor/Precinct Plan applying to the subject site is the *2036 Plan*. Council must therefore be satisfied that the provisions of the Planning Proposal are consistent with the *2036 Plan*.

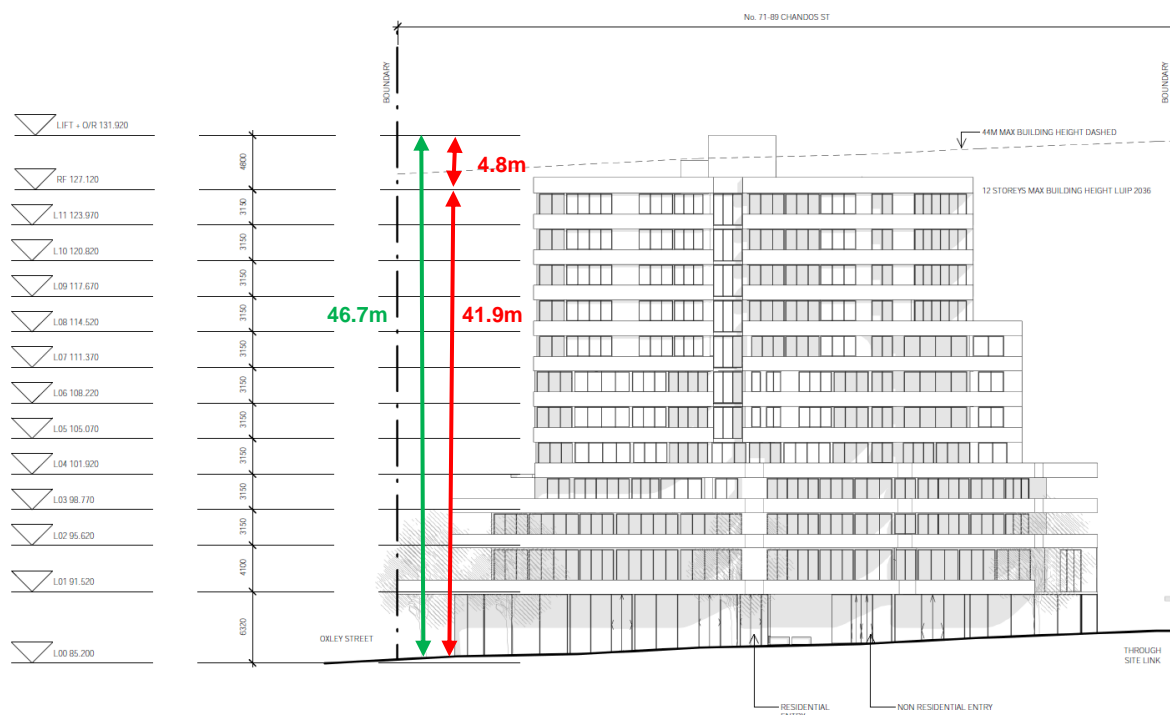
The Planning Proposal and accompanying studies go to some effort to test the indicative reference design and demonstrate the implications of the proposed uplift in height and density in relation to overshadowing, wind and traffic impacts. Council must be satisfied that the potential impacts arising from the Planning Proposal are not significantly different to those envisaged under the *2036 Plan*, as reflected in the Plan's built form controls and urban design principles, and the Plan's Vision, Objectives and Actions.

10.4 Proposed Building Height

The Planning Proposal seeks a 12-storey height limit for the site which is consistent with that allocated in the *2036 Plan* and Council's 2015 Study. The Planning Proposal as submitted in March 2022, requested a maximum height of 46m (RL130.5) inclusive rooftop structures. This was considered overly generous for a 12-storey building and the applicant was requested to consider reducing the height of the podium to Oxley Street by providing a stepped podium, and a corresponding reduction in the overall building height to 44m (inclusive rooftop structures).

In July 2022, the applicant submitted an amended reference design (refer to Figure 18) showing an overall building height of 46.7m inclusive rooftop structures. Whilst the overall podium height has been reduced and reads as 3-storeys from Oxley Street, the height allowance for rooftop structures (4.8m) is greater than required and could be reduced.

The applicant's amended planning proposal (July 2022) requests a height limit of 44m and a site-specific provision to allow the height limit to be exceeded up to 46.7m for rooftop structures. However, this does not appear to align with the distribution of height shown in the applicant's amended reference design, which shows the height of building to the roof level is 41.9m and rooftop structures 4.8m (refer to Figure 18).



**FIGURE 18: North Elevation Plans – Chandos Street
 (Applicant’s Amended Architectural Drawings, p.19)**

To ensure future development on the site is consistent with the number of storeys under the *2036 Plan*, a building height of 43m is recommended for 12-storeys. This corresponds with the building height shown in the applicant’s amended reference scheme and is consistent with the ADG considerations for setting building height controls, which Council has consistently relied upon when setting height controls within the precinct.

Given the significant change in ground levels across the site, an additional local provision allowing the maximum building height of 43m to be exceeded by no more than 2m for portions of the building providing access to the communal open space at the rooftop is recommended (i.e. lift overrun). These elements should be mostly set behind elements of the roof within the maximum building height control and should not result in any material impacts. An allowance of 2m for lift overruns and associated lift structures is consistent with the site-specific provisions applied to the recently approved Planning Proposal at 50-56 Atchison Street.

10.5 Proposed Floor Space Ratio (FSR)

No specific maximum FSR currently applies to the site under NSLEP 2013. An FSR of 4:1 is proposed across the site, which equates to approx. 9,868 sqm total Gross Floor Area (GFA). This is consistent with that identified in the *2036 Plan*.

10.6 Proposed Non-Residential FSR

The Planning Proposal seeks a minimum non-residential FSR of 1:1, which is consistent with that allocated in the *2036 Plan*. The indicative reference design provides a total 2,460 sqm of non-residential GFA within the Ground Floor and First Floor of the podium resulting in an FSR of approx. 1:1. Whilst a minimum 2,467 sqm commercial floor space is required to strictly comply with the requested non-residential FSR control, a further refined design demonstrating compliance will be required at the future Development Application stage.

10.7 Building transition and setbacks

In considering the appropriateness of the planning controls being sought, careful consideration has been given to the likely built form that may result and impacts arising. Council has consistently held (at Planning Proposal stage) that the indicative built form should be able to be comfortably accommodated within an envelope established by the Apartment Design Guidelines (ADG) and other pertinent site or DCP considerations.

10.7.1 Podium

The *2036 Plan* allocates a street wall (podium) height of 4-storeys for the subject site. The *2036 Plan* also contains a Precinct Objective which states:

“In transition areas between low and high-rise developments, new development should consider the prevailing scale and existing character in the design of their interfaces” (p. 9).
A related Action within the Plan states: *“new development should be sympathetic to existing buildings with appropriate setbacks and street wall height”* (p. 33)

The applicant’s original reference design (March 2022) showed a consistent 4-storey podium to all street frontages. Due to the significant ground level changes across the site, the height of the podium as read from Oxley Street (at 16m) was greater than required for 4-storeys. In particular, the height of the Ground Floor (at 6.8m) could be reduced. The applicant was approached to consider reducing the podium height to Oxley Street to provide a more appropriate scale and transition to the lower scale areas east of Oxley Street, and further mitigate overshadowing impacts to Oxley Streetscape. Given the length of the block (approx. 68m) and significant ground level changes, a stepped podium was recommended to maintain a characteristic 4-storey podium height across the site.

Additionally, the applicant initially proposed a mixed commercial and residential floorplan layout in the podium (at Levels 1-3). The applicant was requested to consolidate the site’s commercial floorspace requirements over two levels and rationalise the floor-to-floor heights within the podium to better comply with NSDCP 2013.

The applicant has addressed Council’s concerns by consolidating the site’s commercial floorspace over two levels (Ground Floor and Level 1), and providing a reduced podium height to Oxley Street by setting back level 4 to align with the tower so that it reads as 3-storeys (refer to Figures 19 and 20).

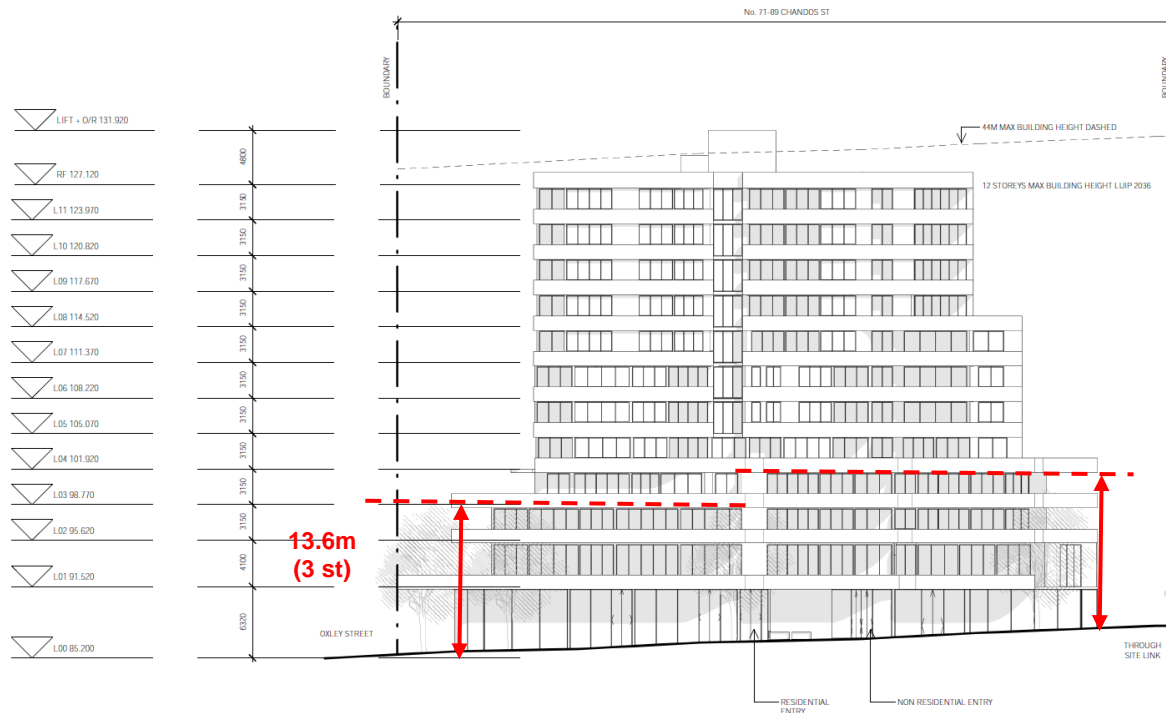


FIGURE 19: North Elevation Plans – Chandos Street (Applicant’s Amended Architectural Drawings, p.19)

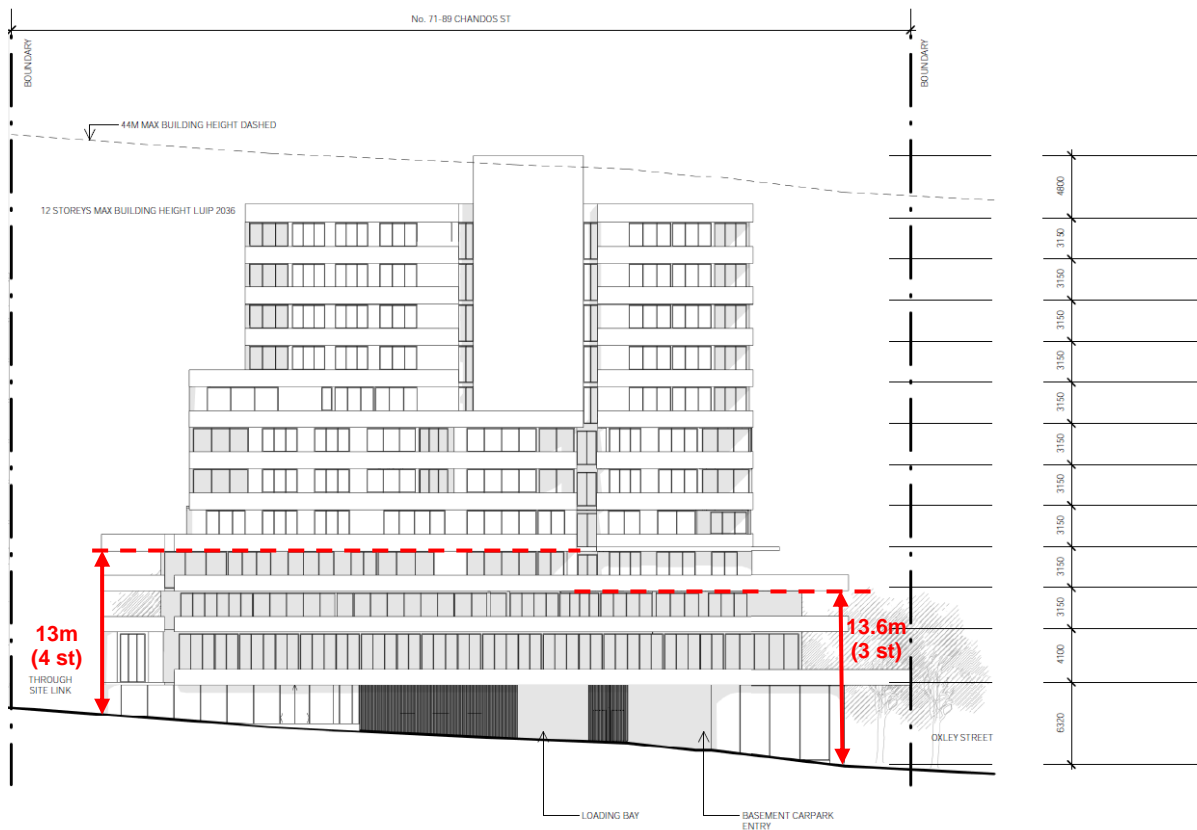


FIGURE 20: South Elevation Plans – Atchison Lane (Applicant’s Amended Architectural Drawings, p.20)

10.7.2 Building Setbacks & Separation

Northern elevation (Chandos Street)

The planning proposal concept design includes a 3m whole of building setback to the northern boundary and an additional 3m setback above the podium. This is consistent with the setback requirements of the *2036 Plan* and NSDCP 2013 and complies with ADG building separation requirements.

Eastern elevation (Oxley Street)

A 5m whole of building setback to the eastern boundary is proposed with an additional 7m setback above the podium. This is consistent with the setback requirements of the *2036 Plan* and NSDCP 2013 and complies with ADG building separation requirements.

Importantly, the *2036 Plan* envisages “green streets” along Chandos Street and Oxley Street with widened landscaped setbacks to improve the public domain, provide increased activation and tree canopy coverage in the area. The *2036 Plan* contains a Precinct Objective which states:

“New development adjoining the increased setbacks and landscaped areas should contribute to its landscape character. For example, by providing planter boxes, lighting, green walls, deep planting, landscaped setbacks and forecourts” (p.10)

It is observed that the basement levels are not adequately setback from the boundary to provide sufficient soil depth for street trees within the Oxley Street and Chandos Street setbacks. Where a whole of building setback is required, the basement should also be setback the same distance for a minimum depth of 3m to ensure sufficient soil depth is provided to enable planting of canopy trees. Whilst this requirement is proposed under *Council’s draft Amendment to NSDCP 2013 (2036 Plan)*, it may also be included as a provision within the detailed terms of the VPA.

Southern elevation (Atchison Lane)

A 1.5m whole of building setback is proposed to the southern boundary and an additional 4.5m setback above the podium. This is consistent with the setbacks requirements of NSDCP 2013.

The proposed concept design includes habitable rooms and balconies along the southern elevation. Additional setbacks are required to comply with the ADG to reduce overlooking and privacy impacts and improve solar access and visual amenity to future development to the south at 50-56 Atchison and 58-64 Atchison Street.

To comply with ADG building separation requirements a minimum setback of 6m (up to 4 storeys), 9m (5-8 storeys) and 12m (9+ storeys) is required to be provided for habitable rooms measured from the centreline of the laneway. The applicant has prepared the below diagram (Figure 21), to demonstrate how the proposal complies with ADG building separation requirements. A setback of 6.2m (at Levels 2-3); 9.2m (at Levels 4-6); and 15m (at Levels 7-11) is proposed measured from the centreline of Atchison Lane, which complies with the ADG.

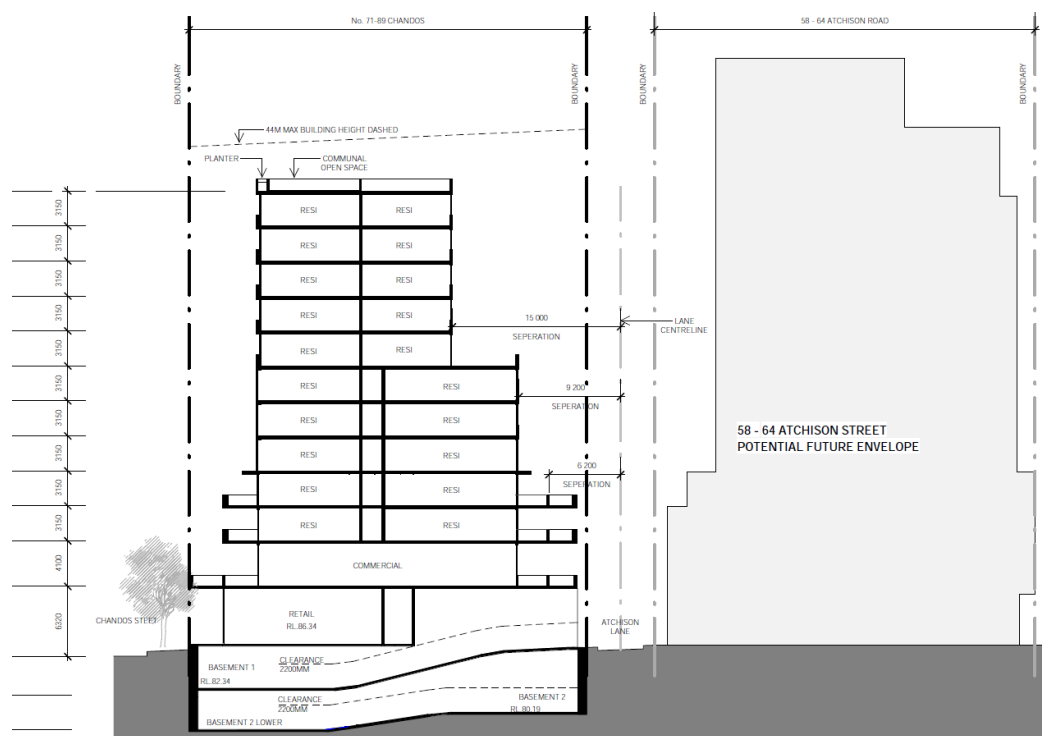


FIGURE 21: South elevation – separation distances (Applicant’s Amended Architectural Drawings, p.22)

Western elevation

The planning proposal concept design includes habitable rooms and balconies along the western elevation. To ensure a reasonable level of residential amenity (privacy, solar access) is achieved on the subject site and adjacent future development at 55-69 Chandos Street, the proposal is required to provide a minimum setback of 6m (up to 4 storeys), 9m (5-8 storeys) and 12m (9+ storeys) measured from the property boundary.

As shown in the below diagram (refer to Figure 22), a setback of 7m (at Levels 2-3); approx. 10m (at Level 4); 13.5m (Levels 5-7); and 18m (Levels 8-11) is proposed from the western property boundary, which complies with minimum ADG building separation requirements.

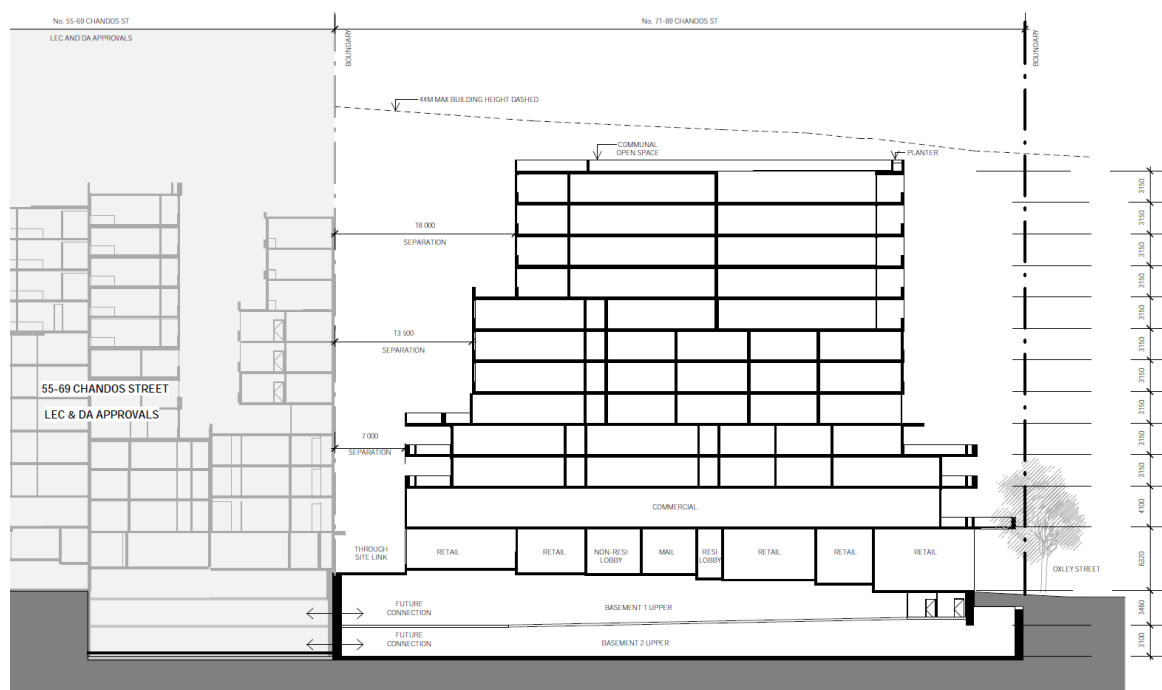


FIGURE 22: West elevation – separation distances (Applicant’s Amended Architectural Drawings, p.23)

10.8 Overshadowing

Retaining solar access to public open space, valued streetscapes and residential areas is a key objective of the 2036 Plan.

The 2036 Plan’s solar access controls require that new development:

- retain least 2 hours solar access between 9am-3pm to residential areas inside the precinct boundary in mid-winter; and
- not produce substantial additional overshadowing to Oxley Streetscape between 11:30am and 2:30pm in mid-winter (21 June);

The proposed concept design is accompanied by solar access and overshadowing diagrams to demonstrate the implications of the proposed uplift in height and density on surrounding sites (refer to Figures 23-29).

Based on the overshadowing assessment provided, the proposed built form will still enable residential areas to the east of Oxley Street to retain at least 2 hours solar access between 9am-3pm in mid-winter.

It is noted, however, that the proposed built form will cast significant shadows to existing and future apartments within the mixed-use zone to the west and south of the site, notably:

- 40-48 Atchison Street (‘The Arden’): existing apartments on the north-eastern elevation between 9am-10am in mid-winter;
- 50-56 Atchison Street: future apartments on the north and north-eastern elevation between 9am-1pm in mid-winter; and
- 58-64 Atchison Street (held by the current owner): future apartments on the north and north-western elevation between 9am-3pm in mid-winter.

The applicant has provided elevation diagrams to show the extent of the proposal's shadow impact to buildings to the south, which indicate:

- 40-48 Atchison Street: apartments below 8-storeys on the north-eastern elevation will be affected between 9-10am only; Apartments above 8-storeys will not be affected by the proposal.
- 50-56 Atchison Street: will not be impacted above 9-storeys. Future apartments below 9-storeys on the north elevation will be impacted between 9am -11pm, and north-eastern elevation between 9am-1pm;
- 58-64 Atchison Street: will not be impacted above 9-storeys. Apartments below 9-storeys on the north-western elevation will be impacted between 9am-2pm, and north-eastern elevation between 12noon-3pm.

In a dense urban environment, an inevitable degree of overshadowing is expected when redevelopment of the scale envisaged occurs. During the preparation of the Council's Study and the *2036 Plan*, it was recognised that, whilst additional height and density may lead to impacts on residential amenity (such as solar access), the concentration of appropriate mixed-use development in close proximity to mass public transport, employment and services would better accommodate significant housing and job growth, than dispersing this growth throughout more sensitive neighbourhoods with lower levels of accessibility.

The proposal's overshadowing impacts are considered to be somewhat mitigated by the proposed setbacks and separation from other towers (refer to section 10.7 of the report). Notwithstanding, future detailed design work will need to consider and address these impacts at the future DA stage.

The applicant's overshadowing assessment indicates that the proposed Oxley Street linear park is in shadow under existing conditions. Whilst the proposal cast additional overshadowing to the southern portion of the proposed Oxley Street linear park between 1-2pm, it will on balance, result in improved levels of solar access to the linear park, particularly the northern portion, between 1-3pm compared to existing conditions. The impacts are considered to be mitigated by the proposed setbacks and reduced height of the podium to Oxley Street (refer to section 10.7 to the report).

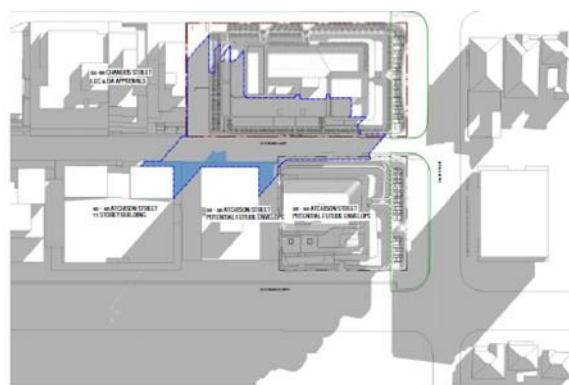


FIGURE 23: Overshadow assessment diagram – 9am, 21 June

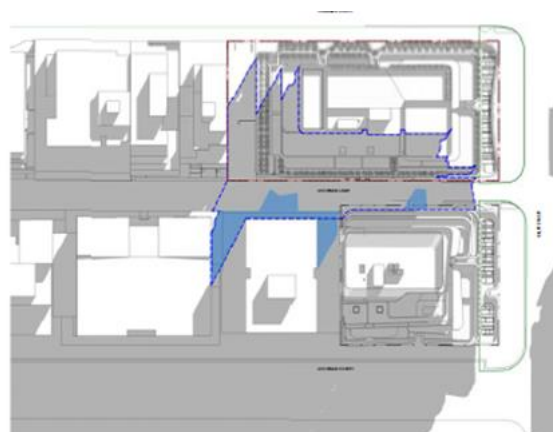


FIGURE 24: Overshadow assessment diagram – 10am, 21 June



FIGURE 25: Overshadow assessment diagram – 11am, 21 June



FIGURE 26: Overshadow assessment diagram – 12pm, 21 June.

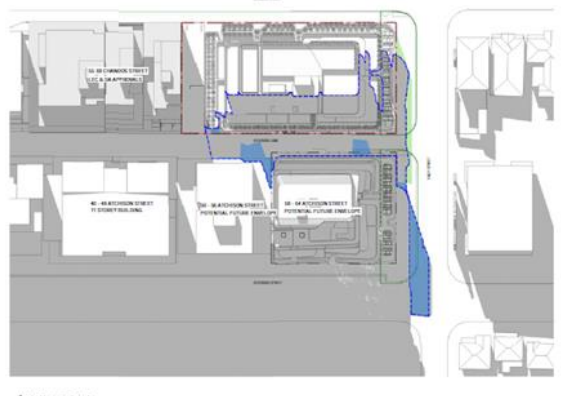


FIGURE 27: Overshadow assessment diagram – 1pm, 21 June.



FIGURE 28: Overshadow assessment diagram – 2pm, 21 June.



FIGURE 29: Overshadow assessment diagram – 3pm, 21 June.

- LEGEND
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK

10.9 Public Domain

As discussed in section 7 to this report, the proposal is accompanied by a letter of offer to enter into a VPA to deliver substantial upgrades to the public domain areas adjacent to the site.

Oxley Street Linear Park

Council's *St Leonards/Crows Nest Planning Study – Precincts 2&3 (2015)* envisaged public domain upgrades throughout the precinct including the creation of a tree-lined linear park along Oxley Street through the redevelopment of a several sites on the western side of Oxley Street, including the subject site. The applicant's concept landscape plans appear to incorporate most key design elements in Council's *St Leonards East Public Domain Upgrade Plan (2015)*. The proposal anticipates extensive paving, lighting, planting and street furniture and recognises Council's existing Public Domain Manual and Design Codes are applicable to these works.

Pedestrian through- site link

The proposed pedestrian through-site link connecting Chandos Street to Atchison Lane, presents an opportunity to improve permeability and activation in the area. The proposed link will connect with the existing and future pedestrian link network (refer to Figure 30).

A requirement of NSDCP 2013 is that: *"Pedestrian links must be a minimum of 6m in width that is free from obstructions."* While the overall width of the proposed link is 7m and open-to-sky, proposed landscaping elements include retaining walls, seating and stairs, which will reduce the trafficable area of the link to approx. 3m in width. Further consideration will therefore need to be given during the VPA negotiations and at the future detailed DA stage to ensure the width for pedestrians that is free from obstructions is adequate.

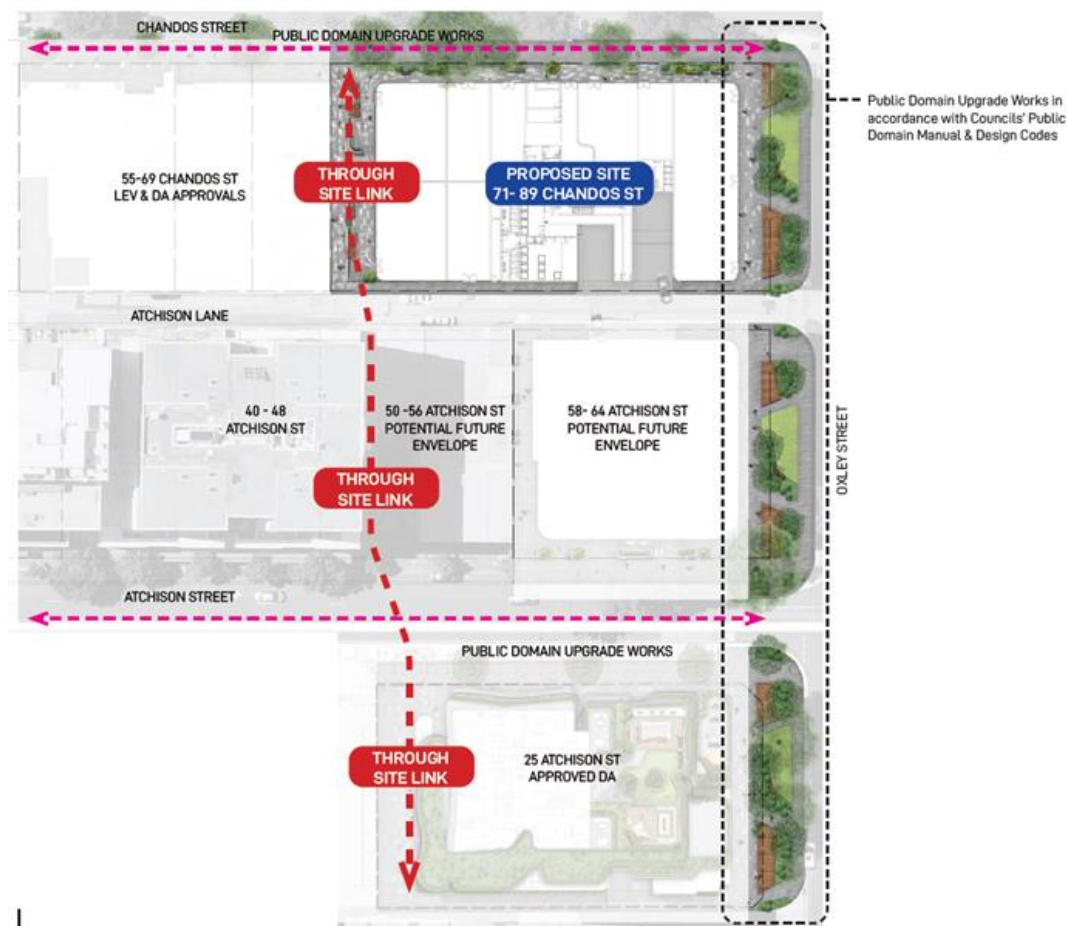


FIGURE 30: Proposed pedestrian through-site link and relationship to future network.

Chandos Street setback

The proposal's concept landscape plans identify al-fresco dining areas within the widened setback to Chandos Street, in line with Council's vision. Part of the proposed public domain, however, is fenced with planter boxes and steps at various locations. This creates a long continuous barrier and prevents the setback from functioning as a public footpath and providing a desirable street frontage interface. Whilst a matter to be addressed at the future detailed DA stage, the proposed outdoor dining areas within the Chandos Street setback should be arranged with minimal use of steps between the terraces for better accessibility.

10.10 Wind

The Planning Proposal is accompanied by a Qualitative Wind Assessment prepared by SLR Consulting Pty Ltd, which assesses future winds expected within and around the proposed development. The report acknowledges that the existing site conditions mean pedestrians are already exposed to direct winds along the Chandos Street, Oxley Street and Atchison Lane frontages, but the effect is not expected to be exacerbated as a result of the development if the following recommended wind mitigation measures are employed. These include:

- appropriate landscaping at ground level
- horizontal wind breaks over building entries and pedestrian pathways
- vertical windbreaks to the upper-level communal open spaces
- Vertical windbreaks to the residential private corner balconies on one aspect of the balcony

Council is satisfied that this matter can be addressed in greater detail at the future detailed Development Application stage.

10.11 Transport Implications

Ministerial Direction 5.1 Integrating Land Use and Transport seeks to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- a) *improving access to housing, jobs and services by walking, cycling and public transport, and*
- b) *increasing the choice of available transport and reducing dependence on cars, and*
- c) *reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- d) *supporting the efficient and viable operation of public transport services, and*
- e) *providing for the efficient movement of freight.*

The increased density on the site supports the patronage of the metro station by co-locating increased residential density and job-generating commercial land uses within walking distance of public transport nodes.

Car Parking

The applicant’s concept scheme maintains vehicular access off Atchison Lane and includes within the basement design provision for a break-through wall to facilitate a shared basement with the adjacent site to the west (55-69 Chandos Street) to reduce the number of future vehicular entry points off Atchison Lane.

A total 56 car spaces (27 residential and 29 commercial) are proposed over two basement levels, and this number is subject to change depending on apartment configuration. It is the maximum amount of car parking allowed under Council’s existing parking provisions (i.e. the St Leonards Precinct 2 & 3 car parking rates under NSDCP 2013).

Development	Current DCP Max. car parking rate	Max. car parking spaces	Proposed car parking spaces
Residential			
5 x studio 17 x 1 bedroom	0.25 space/dw	6	27
13 x 2 bedroom 20 x 3 bedroom 9 x 4 bedroom	0.5 space/dw	21	
Motorcycle parking	1 space/10 car spaces	2	3
Commercial			
Retail - Food and Drink Premises (1,278 sqm)	1 space / 50 sqm GFA	26	26
Commercial (1,189 sqm)	1 space/400 sqm non-residential GFA	3	3
Total		56 car spaces 2 motorcycle spaces	56 car spaces 3 motorcycle spaces

A reduction in private vehicle use is preferred in this location to maximise the alternative transport modes available, reduce car dependency and limit further traffic congestion.

On 25 July 2022, Council endorsed a *draft Amendment to NSDCP 2013 – Car Parking Rates*, which proposes to introduce new off-street parking requirements for development in areas served by excellent levels of public transport represented by the operation of Crows Nest and North Sydney Metro stations and existing bus and rail services. The new rates applied to the site would increase residential parking from 27 to 37 spaces, but reduce the overall provision of parking from 56 spaces to 43 spaces.

Development type	Draft DCP Max. parking rate	Max. car parking spaces
Residential		
5 x studio	0.3 space/dw	2
17 x 1 bedroom	0.4 space/dw	7
13 x 2 bedroom	0.6 space/dw	8
20 x 3 bedroom 9 x 4 bedroom	0.7 space/dw	20
Motorcycle parking	1 space/10 car spaces	3

Commercial		
Non-residential (2,467 sqm)	1 space/ 400 sqm non-residential GFA	6
Total		43 car spaces 3 motorcycle spaces

Appropriate car parking numbers and vehicular access will be determined during the future detailed Development Application stage. The indicative concept design has demonstrated that the development is capable of complying with existing parking requirements.

Traffic Generation

The Planning Proposal is accompanied by a Traffic and Parking Assessment by Varga Traffic Planning Consultants. The net increase in traffic expected to be generated by the proposed development is 19 vehicle trips per hour in the AM peak and 16 vehicles per hour in the PM peak. Whilst the proposed number of car parking spaces is consistent with NSDCP 2013, the proposal should demonstrate how it minimises the amount of on-site parking and supports active transport to reduce car dependency and associated traffic generation. Limited information is provided on the provision of end of trip facilities and share scheme initiatives within the future development to reduce the demand/supply of car parking and private vehicle use.

The proposal is accompanied by a brief Green Travel Plan. Typically, a Green Travel Plan should provide: an empirical analysis of travel demand/ mode share for the proposed development; identify a Vision, Objectives, Targets for travel demand management; and identify what actions will be delivered to meet walking, cycling, public transport and ride sharing targets.

11. Strategic Merit Assessment

The proposal is considered to satisfy the following aspects of the strategic merit test:

- the proposal does not contradict the ability to achieve the objectives and actions of high-level planning policies and strategies; and
- the proposal is consistent with the provisions of the *St Leonards and Crows Nest 2036 Plan* and accompanying *Ministerial Direction 1.13 – Implementation of St Leonards and Crows Nest 2036 Plan*.

Further details are provided in the following subsections.

11.1 Regional and District Plan consistency

The Planning Proposal may be considered in general terms to be consistent with the Greater Sydney Regional Plan ('A Metropolis of Three Cities') and the North District Plan to the extent that it provides for additional housing and commercial floorspace within a highly accessible location and identified Planned Precinct. However, the provision of additional housing and employment on the subject site alone does not satisfy the test of consistency.

A key direction of 'A Metropolis of Three Cities' is creating a 'city of great places.' This direction underlines the importance of place-based, design-led planning to improve liveability in urban environments. To deliver high-quality places that engage and connect people and communities, the North District Plan states (on page 45) that: *"planning for the district should integrate site specific planning proposals with precinct-wide place and public domain outcomes through place-based planning."*

The provisions of the Planning Proposal are consistent with the *2036 Plan* and that the accompanying indicative concept scheme satisfactorily demonstrates that the site can be acceptably developed to the requested height and density in a manner that does not undermine the achievement of the 2036 Plan's Vision, Objectives and Actions.

11.2 St Leonards and Crows Nest 2036 Plan consistency

The Planning Proposal is consistent with the *2036 Plan* to the extent it is requesting a maximum building height of 12-storeys, an overall FSR of 4:1 and non-residential FSR of 1:1, which is consistent with the built form recommendations of the *2036 Plan*.

To ensure future development on the site is 12-storeys, it is recommended that the Planning Proposal be amended to a maximum building height of 43m. This corresponds with the building height shown in the applicant's amended reference scheme and is consistent with the ADG considerations for setting building height controls, which Council has consistently relied upon when setting height controls within the precinct.

Given the significant change in ground levels across the site, an additional local provision (under clause 4.3A to NSLEP 2013) allowing the maximum building height to be exceeded by no more than 2m for portions of the building providing access to the communal open space at the rooftop (i.e. lift overrun), is recommended.

Council is satisfied that the indicative concept scheme accompanying the Planning Proposal adequately demonstrates that a building envelope consistent with ADG and other applicable site or DCP considerations can be accommodated on the subject site, achieve a high-level of amenity and will not result in a level of impact significantly different to that envisaged under the *2036 Plan*.

11.3 Local Strategic Planning Statement (LSPS) consistency

The Planning Proposal may be considered, in general terms, to be consistent with the LSPS to the extent that it will accommodate approximately 64 additional residential apartments and 2,467 sqm of commercial floorspace within a highly accessible location as well as improvements identified in the VPA consistent with Council's 2015 Planning Study. By virtue of the Planning Proposal's consistency with the *2036 Plan*, the Planning Proposal is considered to be consistent with the LSPS and will account for 1.8% of the anticipated dwellings needed by 2036.

11.4 St Leonards/Crows Nest Planning Study – Precincts 2 & 3

The Planning Proposal is considered to be consistent with Council's *St Leonards/Crows Nest Planning Study – Precincts 2 & 3* to the extent that it requests a maximum building height of 12-storeys, which is consistent with the built form recommendations of the Study. It also proposes to deliver the public domain upgrades (Oxley Street linear park) envisaged in Study.

11.5 State Environmental Planning Policy (SEPPs)

The proposals consistency with applicable SEPPs is considered below.

SEPP No. 65 - Design Quality of Residential Apartment Development

The planning proposal includes a response to the provisions of *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development*, and the associated Apartment Design Guide (ADG).

The indicative concept scheme appears to comply with a number of key development standards under SEPP No. 65 including solar access, building separation/visual privacy, natural ventilation and apartment size requirements. However, a number of non-compliances have been identified relating to ceiling heights, communal open space, common circulation, apartment mix, private open space and balconies, and deep soil zones.

Specifically, the proposed retail tenancies in the south-western corner of the Ground Floor do not meet minimum floor-to-ceiling requirements; the 1-bedroom apartments on Level 5-6 do not meet the minimum area requirements for primary balconies; and the maximum number of apartments off a circulation core on a single level is exceeded on Levels 2, 5-6. Furthermore, the lack of studio and 2-bedroom apartments and over provision of 3 and 4-bedroom apartments is not support.

It is considered, however, that the proposal has the ability to address these non-compliances during the future detailed Development Application stage.

11.6 Section 9.1 Ministerial Directions

Section 9.1 of the EP&A Act 1979 enables the Minister for Planning to issue directions regarding the content of Planning Proposals. Each Planning Proposal must identify the applicable section 9.1 Directions and demonstrate how they are consistent with that Direction.

The Planning Proposal is considered to be generally consistent with all relevant Ministerial Directions, with the exception of *Direction 4.4 – Remediation of Contaminated Land*.

Direction 4.4 – Remediation of Contaminated Land

Council records indicate that the subject site may have been used in the past for a potentially contaminating activity.

Direction 4.4 states that a planning proposal authority must not include land in a zone that would permit a change of use unless it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which the zone permits.

The Planning Proposal is accompanied by a Preliminary Site Investigation (PSI) report prepared by EI Australia, which identifies a number of potential contamination sources on site including the potential manufacture of fire-fighting products, chemicals and use of solvents, the weathering of exposed building materials that may contain hazardous substances or the importation of fill from an unknown location. The report also found that there was potential for impacted groundwater migrating to the site or from the site exist and that further site investigations are required to achieve adequate environmental characterisation.

Council's Environmental Health officer has reviewed the PSI report and is satisfied that the site can be made suitable for its proposed use, subject to the implementation of the report's recommendations, these include:

- *A Stage 2 Detailed Site Investigation (DSI) be undertaken after the demolition of all structures within the site boundary, to determine the contamination status of soil and groundwater within the site.*
- *Before commencement of demolition works, a Hazardous Materials Survey (HMS) be completed by a suitably qualified and experienced professional, to ensure these works occur in a manner that will prevent the accidental release of contaminants. If necessary, an asbestos clearance inspection should be issued for the site, prepared by a suitably qualified professional following the removal of all asbestos containing material from the site.*
- *Any soil or waste materials designated for off-site disposal, including any virgin excavated natural material (VENM), must be pre-classified in accordance with the EPA (2014a) Waste Classification Guidelines; and*
- *Any soil material to be imported to the site (i.e. for backfilling and/or landscaping purposes) must be confirmed by documentary evidence as suitable for the proposed (residential with minimal soil access) land use.*

12. Site-specific Merit Assessment

The Planning Proposal is considered to satisfy the following aspects of the site-specific merit test:

- the submitted indicative concept scheme demonstrates that the site can be acceptably developed to the requested height and density insofar that the proposal can achieve an appropriate level of on-site amenity and the impacts arising from the proposal (overshadowing, visual, wind) are not significantly different to that anticipated under the *2036 Plan*.

12.1 Environmental Impacts

The proposed increase in height and density on the site will result in a degree of overshadowing, wind and traffic impacts. It needs to be recognised, however, that the precinct is undergoing significant change. The St Leonards and Crows Nest area is identified a 'strategic centre' and 'Planned Precinct' through a suite of high-level planning documents, including the Regional and District Plans. There is an opportunity to renew, activate and manage growth within the precinct through the delivery of the objectives and outcomes as outlined within the *2036 Plan*.

As outlined in sections 10.8, 10.10 and 10.11 of the report, the impacts arising from the Planning Proposal are not significantly different to those anticipated under the *2036 Plan*. The overall height, bulk and scale of the proposal is consistent with the built form controls and urban design principles of the *2036 Plan* and does not undermine the achievement of the Plan's Vision, Objectives and Actions.

Whilst further refinement is required with respect to the proposal's transport implications and SEPP No. 65 and ADG compliance, it is considered that the proposal has the ability to address these impacts and non-compliances. The proposal will be required to respond and adequately address these issues at the future detailed Development Application stage.

12.2 Social Impacts

The Planning Proposal, if progressed would result in the creation of approximately 64 additional dwellings. This is a considerable increase in density on the subject site and is likely to place additional demand on existing services and facilities. Payment of applicable section 7.11 local infrastructure contributions will help alleviate potential impacts on existing local infrastructure. Payment of the applicable Special Infrastructure Contribution (SIC) will also contribute towards the delivery of regional infrastructure upgrades to support new growth.

As outlined in earlier sections of this report, the proposal is accompanied by a letter of offer to enter into a VPA with Council to deliver substantial public domain improvements adjacent to the site. These upgrades will improve permeability and activation in the area and align with the public benefits identified in Council's endorsed *St Leonards and Crows Nest Planning Study – Precincts 2 & 3*.

12.3 Economic Impacts

The proposal will provide 2,467 sqm of upgraded retail and commercial floor space within the St Leonards strategic centre. No details have been provided indicating the extent of non-residential floorspace or number of jobs currently provided on the site. No assessment has been provided on the development's economic impact, in particular the number of jobs expected to be generated by the development when fully occupied and operational or contribution to local economy both during construction and operational stages.

Notwithstanding, the quantum of commercial floor space proposed for the site is consistent with the requirements of the *2036 Plan* and will provide business, retail and investment opportunities, jobs, and goods and services to support the needs of the local population.

12.4 Adequacy of Public Infrastructure

The site is located in proximity to existing and proposed transport infrastructure, including existing road connections and high-frequency public transport. The site is in a locality that would allow future residents and workers to capitalise on the wide range of infrastructure and services available and planned within the area.

Consultation would be required with utility providers at the future DA stage to ensure that sufficient capacity exists in water, sewer, gas, telecommunications and other utility services. There is likely to be adequate services and infrastructure in the area to accommodate the proposed increases in demand, alternatively the applicant will be required to pay for any upgrades required.

SUBMISSIONS

There are no statutory requirements to publicly exhibit a Planning Proposal before the issuance of a Gateway Determination. However, Council sometimes receives submissions in response to planning proposals which have been lodged but not determined for the purposes of seeking a Gateway Determination. The generation of submissions at this stage of the planning process, arise from the community becoming aware of their lodgement through Council's application tracking webpage and on-site signage.

At the time of reporting, one (1) submission had been received. Concerns were raised with respect to the proposed increase in height and density, and overall scale and impact of the proposed development (overshadowing, privacy and loss of views) when compared to existing development in the area. These issues have been largely addressed in this report.

CONCLUSION

The Planning Proposal seeks to amend NSLEP 2013 to increase the maximum building height requirements and to incorporate new FSR and non-residential FSR controls as it relates to land at 71-89 Chandos Street, St Leonards. The proposal is accompanied by an indicative reference scheme to demonstrate how the site could be developed to the requested height and density controls.

The Planning Proposal and accompanying reference design is considered, on balance, to demonstrate strategic and site-specific merit as it:

- achieves the objectives and actions of high-level strategic planning strategies relating to the site;
- is consistent with the provisions of the *St Leonards/Crows Nest Planning Study – Precincts 2&3*, the *St Leonards and Crows Nest 2036* and accompanying *Ministerial Direction 1.13 – Implementation of St Leonards and Crows Nest 2036 Plan*; and
- demonstrates that the site can be acceptably developed to the requested height and density insofar that it achieves an appropriate level of amenity and the impacts arising from the proposal (overshadowing, privacy, wind, traffic) are not significantly different to that anticipated under the *2036 Plan*.

To ensure future development on the site is consistent with the number of storeys under the *2036 Plan*, it is recommended that the Planning Proposal be amended to a maximum building height of 43m and an additional local provision allowing the maximum building height to be exceeded by no more than 2m for portions of the building providing inclusive access to the communal open space at the rooftop (i.e. lift overrun).

RECOMMENDATION

For the reasons outlined in this report, it is recommended that the Local Planning Panel support the progression of the Planning Proposal to a Gateway Determination subject to the Planning Proposal be amended to a maximum building height of 43m for 12-storeys and an additional local provision allowing the maximum building height to be exceeded by no more than 2m for portions of the building providing access to the communal open space at the rooftop (i.e. lift overrun).

Katerina Papas
SENIOR STRATEGIC PLANNER

Marcelo Occhiuzzi
MANAGER STRATEGIC PLANNING

Planning Proposal

71-89 Chandos Street, St Leonards

Submitted to North Sydney Council
On behalf of TWT Global



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

Contact	Tom Goode Director	tgoode@ethosurban.com 0406 428 465
---------	-----------------------	---------------------------------------

This document has been prepared by:

Sarah Papalia 14/07/2022

This document has been reviewed by:

Tom Goode 14/07/2022

Version No.	Date of issue	Prepared By	Approved by
1.0 (DRAFT)	17/03/2022	SP	TG
2.0 (DRAFT)	18/03/2022	SP	TG
3.0 (FINAL)	25/03/2022	SP	TG
4.0 (RESPONSE TO RFI)	14/07/2022	SP	TG

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.



Ethos Urban Pty Ltd | ABN 13 615 087 931 | 173 Sussex Street Sydney NSW 2000 (Gadigal Land) | +61 2 9956 6962 | ethosurban.com

Contents

1.0	Executive Summary	6
2.0	Introduction.....	8
3.0	Background.....	9
3.1	TWT Village	9
3.2	St Leonards and Crows Nest 2036 Plan.....	9
3.3	Amended Planning Proposal.....	10
3.4	Pre-lodgement Consultation	10
4.0	The Site	11
4.1	Site Location and Context.....	11
4.2	Site Description.....	11
4.3	Existing Development	12
4.4	Surrounding Development	14
4.5	Current Planning Controls.....	15
5.0	The Reference Design and Planning Proposal	16
5.1	Reference Design Concept	16
5.2	Built Form and Streetscape	17
5.3	Site Access and Parking	17
5.4	Landscape	18
5.5	Public Benefit.....	18
6.0	Planning Proposal.....	19
6.1	Objectives and Intended Outcomes.....	19
6.2	Explanation of Provisions	19
6.3	Justification of strategic and site specific merit.....	20
6.4	Mapping.....	20
6.5	Community Consultation.....	21
6.6	Project Timeline.....	22
7.0	Strategic Merit.....	23
7.1	Greater Sydney Region Plan.....	23
7.2	North District Plan.....	24
7.3	St Leonards and Crows Nest 2036 Plan.....	25
7.4	North Sydney Local Strategic Planning Statement.....	28
8.0	Site-Specific Merit	30
8.1	Impacts on Neighbouring Dwellings.....	30
8.2	Residential Amenity.....	32
8.3	Transport and Access	33
8.4	Wind Impacts.....	33
8.5	Contamination.....	33
8.6	Geotechnical	34
8.7	Economic Impacts	34
8.8	Social Impacts.....	34

9.0	State Legislation and Planning Policies.....	35
9.1	Environmental Planning and Assessment Act 1979	35
1.1.1	State Environmental Planning Policies.....	37
1.1.2	North Sydney Local Environmental Plan 2013.....	38
10.0	Conclusion.....	41

Appendices

A	Concept Design Plans <i>Smart Design Studio</i>
B	Urban Design Report <i>Smart Design Studio</i>
C	Concept Landscape Plans <i>Ground Ink Landscape Architects</i>
D	Transport Impact Assessment <i>Varga Traffic Planning</i>
E	Green Travel Plan <i>Varga Traffic Planning</i>
F	Qualitative Wind Assessment <i>SLR</i>
G	Preliminary Site Investigation <i>EI Australia</i>
H	Geotechnical Investigation <i>EI Australia</i>
I	Public Benefit Letter of Offer <i>TWT Global</i>
J	Draft Site Specific DCP <i>Ethos Urban</i>
K	Amended LEP Maps <i>Ethos Urban</i>
L	Cross Ventilation Assessment <i>SLR</i>
M	Building Services Report <i>DSC</i>

Table of Figures

Figure 1	TWT Village	9
Figure 2	Site Location.....	11
Figure 3	Aerial Map	12
Figure 4	Existing development from the corner of Chandos Street and Oxley Street.....	12
Figure 5	Existing development along Chandos Street.....	13
Figure 6	Vehicular access to the site from Atchison Lane.....	13
Figure 7	Existing development north of the site along Chandos Street.....	14
Figure 8	Existing development east of the site along Oxley Street.....	14
Figure 9	Existing development south of the site at 58-64 Atchison Street.....	14
Figure 10	Existing development west of the site at 55-69 Chandos Street	14
Figure 11	Proposed setback diagram	17
Figure 12	Overall Landscape Plan.....	18
Figure 13	Amended Height of Building Map 001.....	20
Figure 14	Amended Floor Space Ratio Map 001.....	21
Figure 15	Amended Non-Residential Floor Space Ratio Map 001.....	21
Figure 16	Solar Study.....	28

Table of Tables

Table 1	Existing and proposed controls resulting from the St Leonards and Crows Nest 2036 Plan	10
Table 2	Legal description of site.....	11
Table 3	Existing controls under the North Sydney Local Environmental Plan 2013	15
Table 4	Concept Design – Key Features.....	16
Table 5	Existing and Proposed LEP Controls	19
Table 6	Project Timeline.....	22
Table 7	LEP Making Guide Matters for Consideration	23
Table 8	Consistency with 2036 Plan	26
Table 9	Ministerial Directions.....	35
Table 10	Consistency with State Environmental Planning Policies.....	37
Table 11	Consistency with aims of the North Sydney LEP	38
Table 12	Consistency with the North Sydney LEP 2013 height objectives.....	39
Table 13	Consistency with the North Sydney LEP 2013 floor space ratio objectives.....	40

1.0 Executive Summary

This report has been prepared by Ethos Urban on behalf of TWT Global (the proponent) in support of a Planning Proposal to amend the North Sydney Local Environmental Plan 2013 (NSLEP 2013) in accordance with the recommendations of the St Leonards Crow's Nest 2036 Plan (2036 Plan). This report relates to 71-89 Chandos Street, St Leonards (the site).

Specifically, this planning proposal seeks to implement the outcomes of the Crows Nest St Leonards LUIP 2036 Plan:

- Increase the maximum building height to 44m (equivalent to 12 storeys) exclusive of rooftop structures;
 - Introduce a new site-specific provision to allow minor exceedances to the Height of Building control to allow ancillary items such as building plant and structure.
- Establish an overall maximum floor space ratio control for the site of 4:1; and
- Increase the minimum non-residential floor space ratio control to 1:1.

A concept design scheme has been prepared by Smart Design Studio to demonstrate the site's capacity to accommodate mixed use development that reflects the proposed amendments. The concept provides:

- A mixed-use building of 12 storeys comprising approximately 64 residential apartments;
- Approximately 9,868m² of total gross floor area, incorporating:
 - Approximately 7,401m² residential floor area;
 - Approximately 2,467m² of non-residential floor area, including commercial and retail land uses.
- Through site link connecting Chandos Street and Atchison Lane.
- Basement parking and loading dock with vehicular access via Atchison Lane.
- Communal open space and landscaping at the Oxley Street Linear Park and ground level.

A site-specific development control plan will be prepared for the Site which will reflect the detailed design requirements of the 2036 Plan. A draft has been prepared by the proponent as part of this submission.

This planning proposal has been prepared in accordance with Section 3.33 and Section 9.1 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), and '*Local Environmental Plan (LEP) Making Guidelines*' prepared by the NSW Department of Planning and Environment.

The Site

The site is located within the evolving St Leonards centre. It is in a well serviced area suitable for a greater intensity of development as identified in both State and Local Government strategic documents. The site is approximately 2,467m² in total and currently accommodates commercial premises at 71-89 Chandos Street. The site is:

- a short walk from the St Leonards Centre and Transport Interchanges (Railway, Metro and Bus);
- near district and metropolitan health care services;
- under 30 minutes travel on public transport to major existing and future employment centres in Sydney (Macquarie Park, Chatswood North Sydney, and the Sydney CBD); and
- Subject to the *North Sydney Local Environmental Plan 2013* which zones the site B4 Mixed Use with a maximum building height of 20m and minimum non-residential FSR of 0.6:1.

Further, the site is not burdened by any environmental constraints that would prevent or restrict its development.

Strategic Justification

- The site is in accordance with section 9.1(2) of the *Environmental Planning and Assessment Act 1979*, Direction 1.13 which relates to the Implementation of St Leonards and Crows Nest 2036 Plan which requires that a planning proposal authority must ensure that a planning proposal is consistent with the St Leonards and Crows Nest 2036 Plan, approved by the Minister for Planning and published on the Department of Planning and Environment website on 29 August 2020.
- Being located within the St Leonards Strategic Centre and near the St Leonards Transport Interchange, the proposal is situated on a strategic site that is well serviced with excellent transport connections, various

employment opportunities and an abundance of social infrastructure and amenities, therefore making it an ideal site to redevelop into a mixed-use building with residential, commercial, and retail land-uses.

- The proposal is consistent with the aims and objectives of the St Leonards and Crows Nest 2036 Plan, which have been publicly exhibited and endorsed by the Department of Planning, Industry and Environment (DPIE). This plan continued the work of North Sydney Council in their strategic review of the Crows Nest St Leonards centre.
- The proposal will deliver significant public benefits including:
 - A new landscaped linear park along Oxley Street an activated public domain which will have a high level of amenity and solar access,
 - Through site link connecting Chandos Street and Atchison Lane, which will connect with the existing and future pedestrian link network,
 - 64 new dwellings thereby contributing to new homes within accessible places and with high amenity, and
 - 2,467m² new employment floorspace.
 - A Voluntary Planning Agreement letter of offer accompanies this proposal. It seeks to provide for the embellishment of the Oxley Street pedestrian areas (both public and private lands) as well as the through-site links put forward as part of this proposal.
- The analysis undertaken as part of this planning proposal demonstrates that future development will:
 - Maintain reasonable solar access, visual and acoustic privacy to the existing dwellings adjacent to the site.
 - Provide a high level of residential amenity for future occupants; and
 - Result in a built form consistent with that anticipated by the 2036 Plan.
- The proposal includes a site-specific development control plan that will ensure the future built form remains consistent with the objectives envisaged in the 2036 Plan.

Planning Process and Next Stages

It is requested that Council consider the proposed amendments to the *North Sydney Local Environmental Plan 2013* contained in this planning proposal and, if Council forms the view that there is strategic merit in proceeding with the recommended amendments, refer the proposal to the NSW Department of Planning, Industry and Environment's Gateway Determination Panel.

Following the issuing of a Gateway Determination, additional design and technical assessment can be prepared if required, in collaboration with North Sydney Council in order to support the final version of the planning proposal for public exhibition in order to obtain community and stakeholder input.

2.0 Introduction

This report has been prepared by Ethos Urban on behalf of TWT Global (the proponent) in support of a planning proposal to amend the North Sydney Local Environmental Plan 2013 (North Sydney LEP). This report relates to 71-89 Chandos Street, St Leonards (the site).

This planning proposal is informed by the concept design scheme prepared by Smart Design Studio, which demonstrates that the site's location and size for increased density without generating any unacceptable environmental impacts. Therefore, this planning proposal seeks to:

- Increase the maximum building height to 44m (equivalent to 12 storeys) exclusive of rooftop structures;
 - Introduce a new site-specific provision to allow minor exceedances to the Height of Building control to allow ancillary items such as building plant and structure.
- Establish an overall maximum floor space ratio control for the site of 4:1; and
- Increase the minimum non-residential floor space ratio control to 1:1.

This planning proposal will facilitate the provision of a mixed-use building comprising of approximately 64 residential dwellings in an appropriate location within walking distance of the St Leonards Centre and Transport Interchange.

This planning proposal describes the site, the proposed amendments to the North Sydney LEP and provides an environmental assessment. The report should be read in conjunction with reference to the Urban Design Report prepared by Smart Design Studio (**Appendix B**).

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and '*Local Environmental Plan (LEP) Making Guidelines*' prepared by the NSW Department of Planning and Environment. **Section 7.0** of this report sets out the strategic justification for the planning proposal and provides an assessment of the relevant strategic plans, state environmental planning policies, ministerial directions and the environmental, social and economic impacts of the proposed amendment. This report should be read in conjunction with the relevant expert consultation reports appended (See Table of Contents).

3.0 Background

3.1 TWT Village

The TWT Village refers to a number of buildings proposed by TWT Global, within which the subject site of this planning proposal is located. Whilst all these proposals are capable of standing alone and can be addressed, constructed and operated independent of each other, it is anticipated that these buildings will become an interconnecting village. This planning proposal relates to the northern site illustrated in **Figure 1** (red). It is noted that the original planning proposal also included the southern site however this has been excised in order to deal with interface issues with the recently endorsed Planning Proposal for 50-56 Atchison Street.



Figure 1 TWT Village

Source Smart Design Studio

3.2 St Leonards and Crows Nest 2036 Plan

The increased densities in the St Leonards precinct are consistent with the strategic planning framework of the Strategic Centre and the enhanced accessibility provided by the Sydney Metro heavy rail project. This \$11bn State Government investment will see a new rapid transit station built in Crows Nest, located within 400m of the site, providing automated, fast and frequent transport to the CBD (via a second Harbour crossing) as well as key employment destinations at North Sydney CBD and Macquarie Park.

The significance of St Leonards has been recognised by the NSW Department of Planning and Environment (the Department), who have undertaken investigations into the future land use of the precinct over several years. In August 2020, the Department finalised the St Leonards and Crows Nest 2036 Plan (2036 Plan), which sets out both a vision and a strategic framework to guide future development and infrastructure within the precinct. This Plan continued the work of North Sydney Council who commenced a strategic review of the precinct in November 2010. It is noted that the 2036 Plan is also supported by a Section 9.1 Ministerial Direction, which ensures that development within the precinct is consistent with the vision, objectives and actions of the plan.

The 2036 Plan presents a vision for the high-rise future of St Leonards and Crows Nest. Leveraging government investment in the new metro station at Crows Nest, the 2036 Plan envisages an increase in density and commercial capacity, whilst ensuring open space and local centres are protected and enhanced.

The 2036 Plan recognises the site and has identified it for change. A comparison of the existing planning controls applicable to the site and those proposed as a result of the St Leonards and Crows Nest 2036 Plan is shown in **Table 1** below.

Table 1 Existing and proposed controls resulting from the St Leonards and Crows Nest 2036 Plan

Control	Existing	Proposed
Land Zoning	B4 Mixed Use	B4 Mixed Use
Building Height	20 Metres	12 Storeys
Floor Space Ratio	No Control	4:1
Non-residential Floor Space Ratio	0.6:1	1:1
Street wall height	N/A	4 Storeys
Setbacks	N/A	5 metres to Oxley Street

3.3 Amended Planning Proposal

A Planning Proposal for the site was submitted to North Sydney Council on 8 July 2021 to amend the site's planning controls under the North Sydney LEP. The proposal originally included both the northern and southern site (58-64 Atchison Street) as identified in **Figure 1**.

The proposal sought to amend the North Sydney LEP by increasing the height to 12 storeys for the northern site and 16 storeys for the southern site, establishing a floor space ratio of 4:1 for the northern site and 6:1 for the southern site, and increasing the non-residential floor space to 1:1 for both sites.

The proponent received a letter from North Sydney Council on 18 January 2022, requesting that the planning proposal either be withdrawn or amended. As such, this amended planning proposal has been prepared in response to Council's request and seeks a number of amendments, including the removal of the southern site from the scheme, and the relocation of massing to ensure a more cohesive design. The proposal will continue to seek approval for the amendments to the North Sydney LEP in line with the 2036 Plan.

The amended planning proposal will seek an improved urban outcome and exhibit design excellence.

3.4 Pre-lodgement Consultation

The proponent has consulted with North Sydney Council throughout the progression of the proposed development, with several informal pre-lodgement meetings held to discuss the concept scheme, submission requirements, approval pathway, and next steps.

4.0 The Site

4.1 Site Location and Context

The site is located at 71-89 Chandos Street, St Leonards within the North Sydney Local Government Area (LGA). The site is approximately 400m from both the St Leonards Railway Station and the new Crows Nest Metro Station. Its immediate context, being Crows Nest and St Leonards, is characterised by a mix of land uses including newly constructed commercial and residential buildings. The site is also in close proximity to the commercial centres of St Leonards, North Sydney, and Chatswood.

The site is part of the evolving Strategic Centre of St Leonards, which is subject to the St Leonards and Crows Nest Planning Precinct process led by the Department. This proposal seeks to expedite the planning controls identified in this proposal.

The site’s locational context is shown at **Figure 2**.

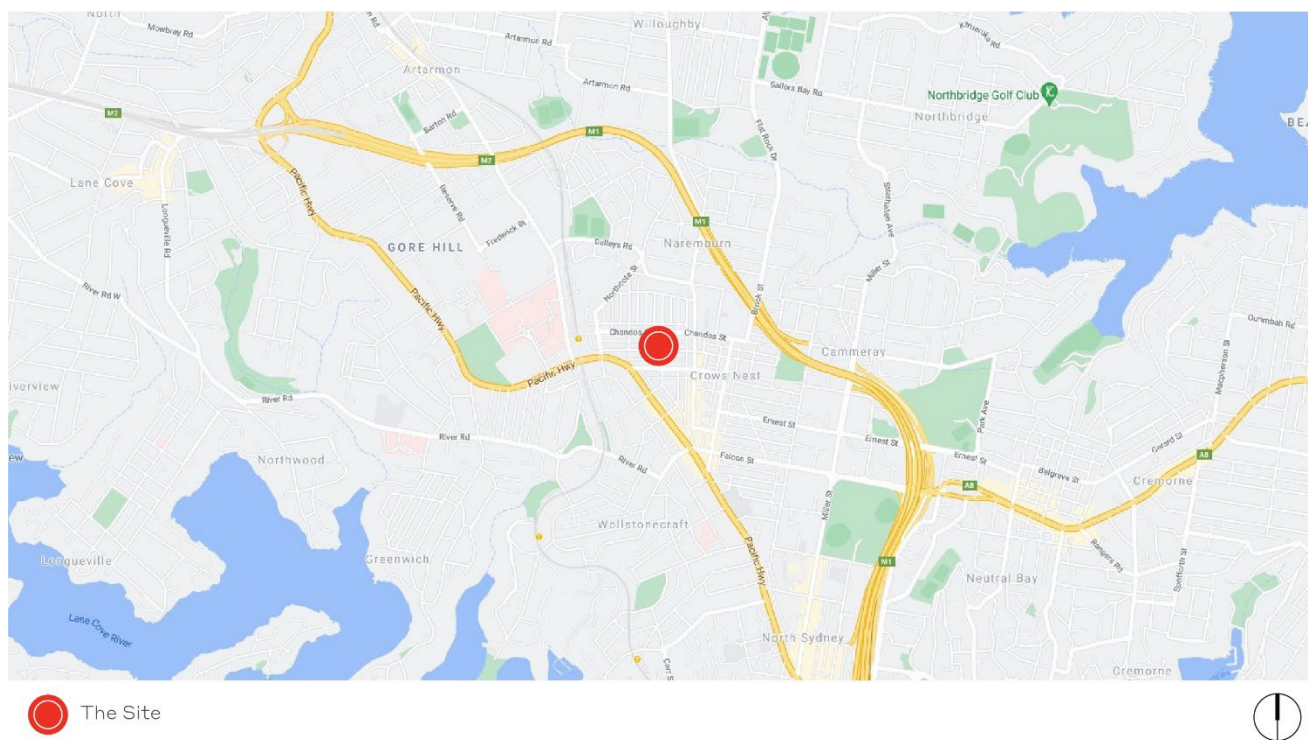


Figure 2 Site Location

Source: Google Maps / Ethos Urban

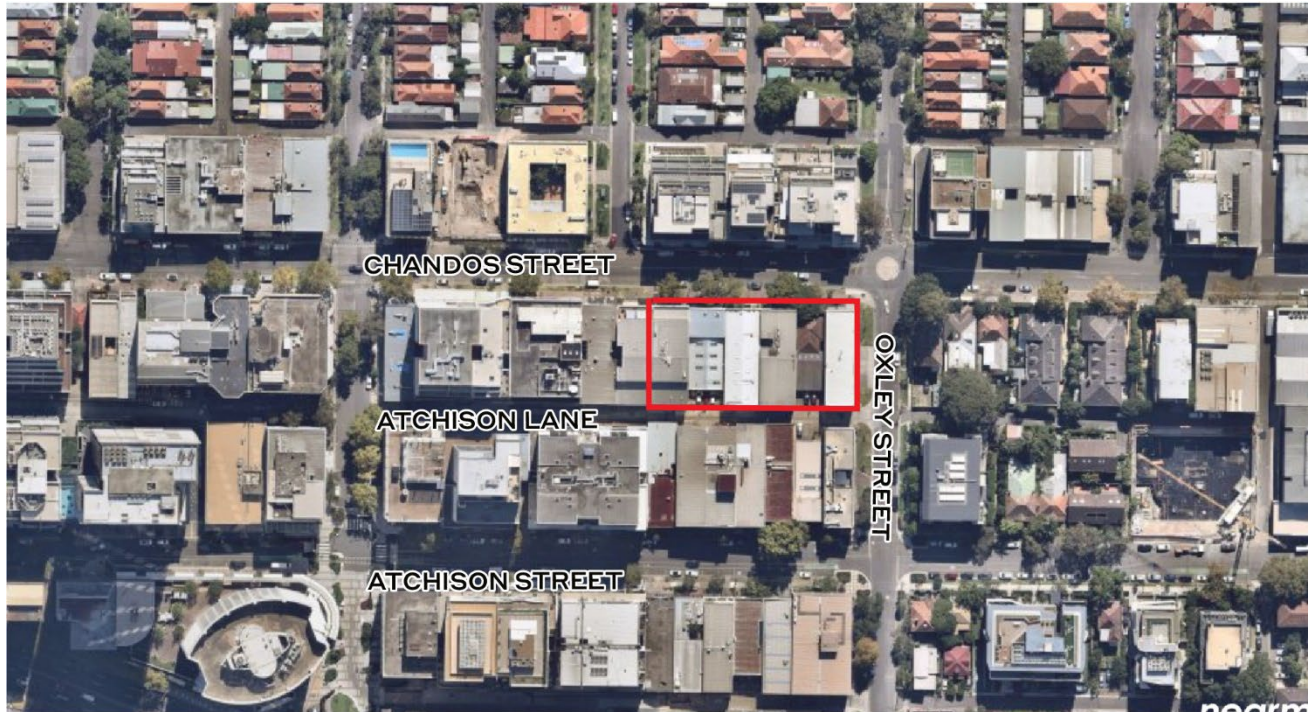
4.2 Site Description

The site comprises a total of 8 separate allotments. The consolidated site has a combined area of approximately 2,467m², forming a rectangular development parcel of land bounded Chandos Street to the north, Oxley Street to the east and Atchison Lane to the south. The various allotments and their legal descriptions are detailed in **Table 2**.

Table 2 Legal description of site

Address	Lot Number
71-73 Chandos Street	Lot 1, DP 900998
75 Chandos Street	Lot 1, DP 115581
79-81 Chandos Street	Lot 28, DP 455939
79-81 Chandos Street	Lot 29, DP 455939
83-85 Chandos Street	Lot B, DP 443166

Address	Lot Number
83-85 Chandos Street	Lot A, DP 443166
87 Chandos Street	Lot 31-11 DP 2872
89 Chandos Street	Lot 32-11 DP 2872



 The Site

 NOT TO SCALE

Figure 3 Aerial Map

Source: Nearmap / Ethos Urban

4.3 Existing Development

The site is currently occupied by six buildings, all of which are two to three storeys in height. The existing development on site is shown in **Figure 4** to **Figure 6**.



Figure 4 Existing development from the corner of Chandos Street and Oxley Street

Source: Ethos Urban



Figure 5 Existing development along Chandos Street

Source: Ethos Urban

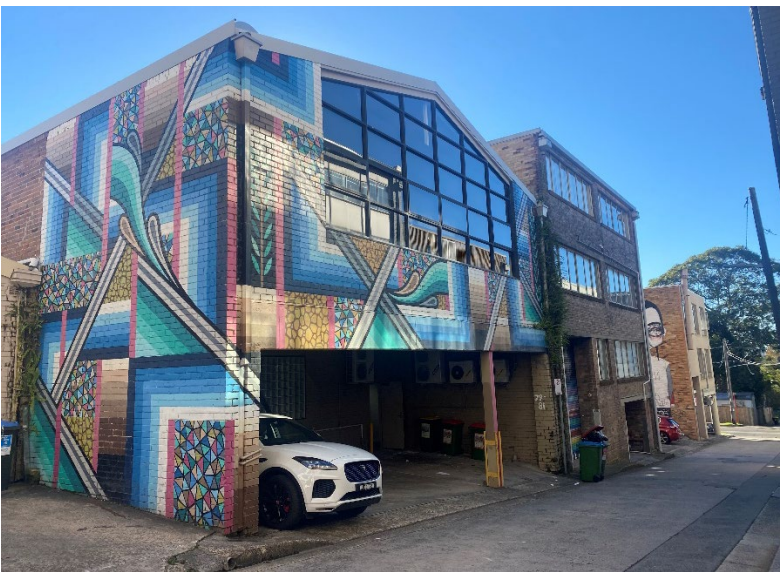


Figure 6 Vehicular access to the site from Atchison Lane

Source: Ethos Urban

Topography

The site generally has a flat surface with a slight slope of 5 metres from the western boundary to the eastern boundary dropping from 88m to 83m.

Contamination

A Preliminary Site Investigation (PSI) has been undertaken by EI Australia and is included at **Appendix G**. The PSI notes that possible contamination sources were identified including hazardous building products and materials, imported fill, and the storage of chemicals by former commercial occupants. The PSI concludes that the likelihood of widespread contamination is low to moderate. Further discussion is provided in **Appendix G** and a **Section 8.5** of this report.

Heritage

The site is not heritage listed nor is it located in a heritage conservation area.

Environmental hazards

The site is not identified as being bushfire or flood prone land. Nor does it contain any biodiversity of significance.

4.4 Surrounding Development

The surrounding context includes a range of building forms, which are predominately medium and high rise commercial and multi-storey mixed use residential buildings as shown in **Figure 7** to **Figure 10**.

- **North:** Immediately to the north of the site is a mix of residential and commercial development, ranging in architectural styles and building height. The area is rapidly changing with several new developments currently underway due to the delivery of the new Sydney Metro stations in the area.
- **East:** To the east is a mix of high-rise residential development and mixed-use development. Further east is the suburb of Crows Nest, which is categorised by medium density-low density residential development. The Warringah Freeway is located beyond this, providing a connection to the Sydney CBD and eastern suburbs, and north towards Lane Cove and Macquarie Park.
- **South:** Immediately to the south is mixed use development, ranging in height and architectural styles, with Site 2, also known as the southern site directly to the south of the site. Beyond the southern site is TWT's Site 1 development. The future Crows Nest Metro Station will be located 500m from the site on the corner of the Pacific Highway and Oxley Street. The metro line will provide a high frequency service linking the site from the north west through to south-west Sydney.
- **West:** Immediately to the west is TWT's site at 55-59 Chandos Street, for which a DA is currently being assessed for the redevelopment of the site and construction of three 11-12 storey mixed use buildings. Further west is the St Leonards Train Station, Royal North Shore Hospital and Education Precinct are located further west.



Figure 7 Existing development north of the site along Chandos Street

Source: Ethos Urban



Figure 8 Existing development east of the site along Oxley Street

Source: Ethos Urban



Figure 9 Existing development south of the site at 58-64 Atchison Street

Source: Ethos Urban



Figure 10 Existing development west of the site at 55-69 Chandos Street

Source: Ethos Urban

4.5 Current Planning Controls

4.5.1 North Sydney Local Environmental Plan 2013

The NSLEP 2013 is the principle Environmental Planning Instrument that applies to the site. The existing planning controls that apply to the site are outlined in **Table 3** below.

Table 3 Existing controls under the North Sydney Local Environmental Plan 2013

Provision	Control
Land zoning	B4 Mixed Use
Building height	20 metres
Floor space ratio	A maximum floor space ratio does not apply to the site.
Non-residential floor space	A minimum non-residential floor space ratio of 0.6:1 applies to the site.
Heritage	The site is not a local or state heritage item, nor is it sited within a heritage conservation area. There are no items of heritage significance in the vicinity of the site.

4.5.2 North Sydney Development Control 2013

The NSDCP 2013 builds upon and provides more detailed provisions than the NSLEP 2013. The NSDCP 2013 locates the site within the St Leonards Town Centre within the St Leonards / Crows Nest Planning Area. The St Leonards Town Centre is identified as a significant, sustainable and busy urban centre where:

- Creative industries, small to medium sized businesses, start-ups, galleries, entertainment and speciality retail are supported to enhance the economic function of North Sydney.
- a diverse range of living, employment, recreation and social opportunities are provided which serve both local and regional populations and contribute to the vibrancy of the centre
- residents, workers and visitors enjoy a high level of amenity and quality of the natural and built environment
- residents, workers and visitors can easily access the Area through excellent public transport links to the Sydney CBD, other suburban centres and many parts of the Sydney Region by rail and bus.

The NSDCP 2013 also identifies the DA site as part of the Oxley Street Masterplan, and that a comprehensive master planning process may be required. Due to the St Leonards Crows Nest 2036 Plan, this master planning process is no longer necessary.

5.0 The Reference Design and Planning Proposal

This section of the report outlines the key features of the reference design prepared by Smart Design Studio to demonstrate an indicative built form that could be achieved under the proposed amendments to the NSLEP 2013.

This reference design has been informed by the St Leonards and Crows Nest 2036 Plan (2036 Plan) which was finalised by the Department of Planning, Industry and Environment in August 2020. This plan will facilitate the urban renewal of St Leonards and Crows Nest as an expanding employment centre and facilitate a growing residential community in the suburbs of St Leonards, Greenwich, Naremburn, Wollstonecraft, Crows Nest and Artarmon. The 2036 Plan is accompanied by a number of ancillary changes to controls, which will be the responsibility of the relevant Council to progress. This Planning Proposal seeks to expedite this process for the subject site and apply the controls of the 2036 Plan prior to the preparation and gazettal of the controls by North Sydney Council.

5.1 Reference Design Concept

The intended outcome of this planning proposal is to enable the development of the site to accommodate a mixed use buildings of 12 storeys in height, with commercial and retail uses on the ground floor and part of Level 1 to 3, and residential uses above. A landscaped linear park, basement parking and through site link will also be provided on the site. The development design concept prepared by Smart Design Studio is attached at **Appendix A** and is summarised in **Table 4** below.

Table 4 Concept Design – Key Features

Element	Detail
Building Height	44m (equivalent to 12 storeys) excluding lift overrun and rooftop plant.
Gross Floor Area	Residential – approximately 7,401m ² Non-residential – approximately 2,467m ² Total – approximately 9,868m ²
Floor Space Ratio	4:1
Non-residential FSR	1:1
Setback	<p>Chandos Street:</p> <ul style="list-style-type: none"> Podium setback: 3m Above Podium setback: 3m <p>Oxley Street:</p> <ul style="list-style-type: none"> Podium setback: 5m Above Podium setback: 7m <p>Atchison Lane</p> <ul style="list-style-type: none"> Podium setback: 1.5m Above Podium setback: 4m
Uses	<ul style="list-style-type: none"> Non-residential uses at ground floor and part of level 1 to 3. Residential apartments from Level 1 to 12.
Dwellings	64
Vehicular Access	Access is via Atchison Lane
Through Site Link	Publicly accessible through site link connecting Chandos Street and Atchison Lane
Communal Open Space	26%

5.2 Built Form and Streetscape

The development comprises of a mixed-use building of 12 storeys.

The proposed buildings will include a four-storey podium, which will accommodate non-residential uses on the ground floor and part of level 1 to 3. The podium has been designed to activate and interact with the public domain and is setback 3m from Chandos Street, 5m from Oxley Street, and 1.5m from Atchison Lane on both sides. The above podium setbacks are as follows:

- Chandos Street: 3m
- Oxley Street: 7m
- Atchison Lane: 4m

Figure 11 below provides the setback diagram for the proposed development.

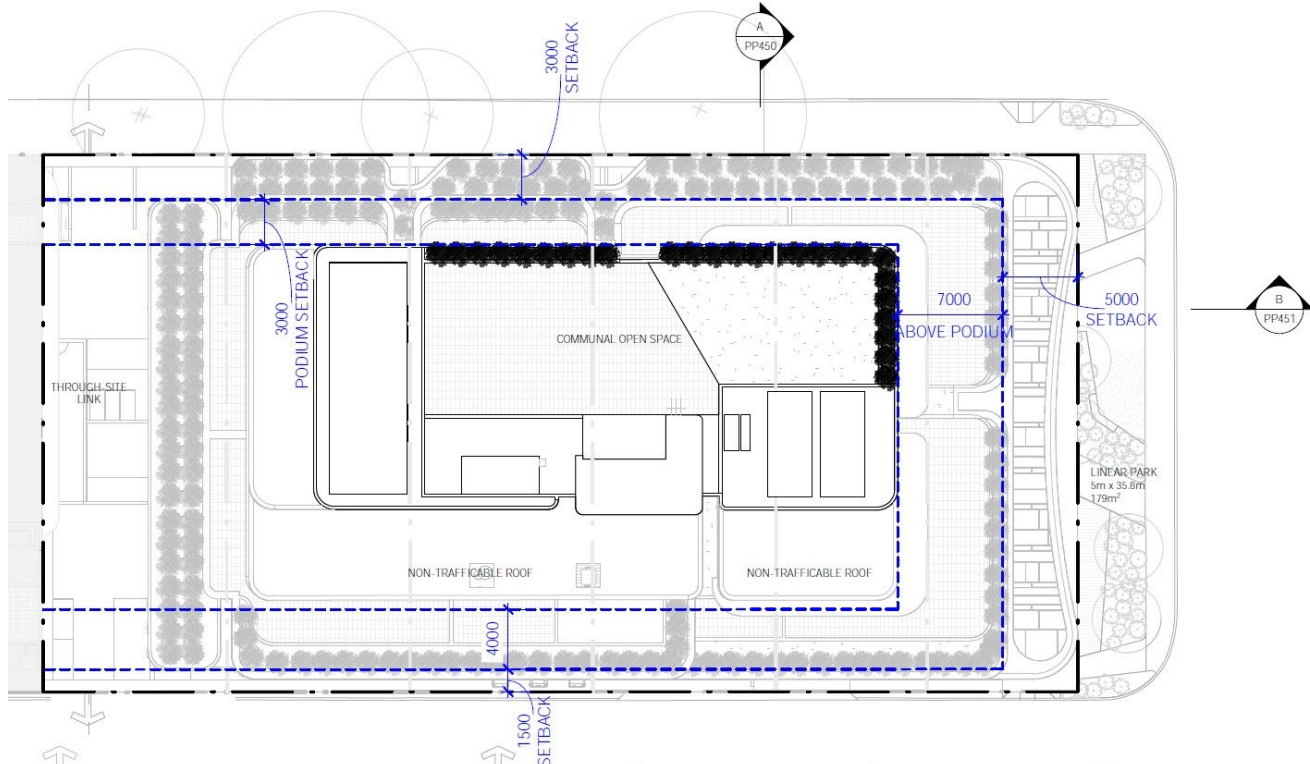


Figure 11 Proposed setback diagram

Source: Smart Design Studio

5.3 Site Access and Parking

Carparking for residents, visitors and employees will be located in a two-storey basement that is proposed to be connected to the adjacent development at 55-69 Chandos Street. All loading and servicing arrangements will be provided on the ground level. Access to the car park and loading dock is proposed via Atchison Lane.

5.4 Landscape

An indicative Landscape Concept Design has been prepared by Ground Ink Landscape Architects. The concept fulfils the vision to green the site and proposed communal areas on the ground floor and the Oxley Street Linear Park. Landscaped setbacks aim to soften the appearance of the built form and provide pleasant amenity for future residents and visitors.

Figure 12 below illustrates the overall landscape concept design of the development. Future detail is provided in the landscape plans at **Appendix C**.

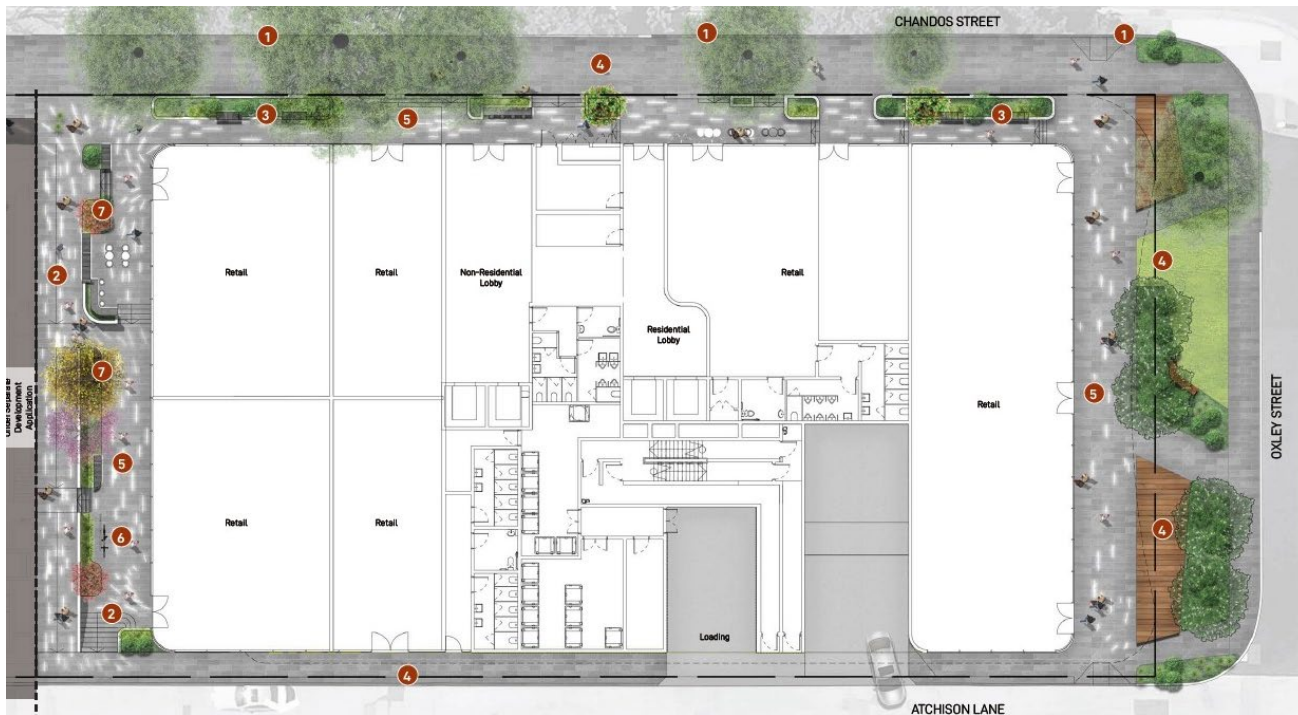


Figure 12 Overall Landscape Plan

Source: Ground Ink Landscape Architects

5.5 Public Benefit

A Letter of Intention to enter into a Public Benefit offer with Council has been presented by TWT Global and is provided at **Appendix I**. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000* and contain mechanisms for completion of any works and/or land dedication.

A draft VPA will be prepared between Council and the proponent for exhibition with the draft Planning Proposal.

6.0 Planning Proposal

This Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act and the 'LEP Making Guidelines' prepared by the NSW Department of Planning and Environment, which requires the following matters to be addressed:

- objectives and intended outcomes of the amendment to the LEP;
- explanation of provisions;
- justification;
- maps;
- community consultation;
- project timeline.

The following Section outlines the objectives and intended outcomes and provides an explanation of provisions in order to achieve those outcomes, including relevant mapping. The justification and evaluation of impacts is set out in **Section 7.0** of this report.

6.1 Objectives and Intended Outcomes

The proposal seeks to deliver on the State Government's preferred outcome for St Leonards as a Strategic Centre with increased employment opportunities and mixed-use activities. The proposal intends to facilitate the delivery of a high-quality, mixed use redevelopment that will complement the evolution of the St Leonards Strategic Centre towards a high-density mixed-use character.

More specifically, the proposal will:

- Provide an integrated mixed-use building in an evolving mixed-use precinct;
- Create a viable commercial presence on the site, at a scale that will meet the future needs of permanent new jobs to support the medical and service-based future role of St Leonards; and
- Deliver new residential apartments to take advantage of this accessible location, proximity to services and existing and planned rail networks with direct connections to major employment destinations.

6.2 Explanation of Provisions

The North Sydney LEP 2013 sets out the local planning controls across the North Sydney LGA. The planning proposal seeks to amend the North Sydney LEP 2013 to facilitate the proposed mixed-use development outlined in this report.

The existing and proposed controls, as well as the recommended amendments are outlined below in **Table 5**.

Table 5 Existing and Proposed LEP Controls

Control	Existing Standard	Proposed Standard
Building height	20 metres	44m (equivalent to 12 storeys)
Floor space ratio	No control	4:1
Non-residential floor space	0.6:1	1:1

Additionally, this Planning Proposal seeks to introduce a new site-specific provision under Part 6 Division 2 of the North Sydney LEP to allow specific exceedances to the maximum building: The following provision is proposed:

6.19D Development at 71-89 Chandos Street, St Leonards

- (1) *This clause applies to land at 71-89 Chandos Street, St Leonards, being Lot 1 DP900998, Lot 1 DP 115581, Lot 28 and 29 DP 455939, and Lot B DP 443166.*
- (2) *Despite any other provisions of this plan, development for the purposes of a lift overrun to provide access to communal open space at the rooftop can exceed the maximum building height control to a maximum building height of 46.7m (RL 131.920).*

6.3 Justification of strategic and site specific merit

The strategic and site-specific merit is explored in detail in **Sections 7** and **8** below.

6.4 Mapping

In order to effect the above changes to the planning controls, amendments to the following maps of the North Sydney LEP 2013:

- Height of Buildings Map 001
- Floor Space Ratio Map 001
- Non-Residential Floor Space Map 001

The maps as proposed to be amended are included at **Appendix K**. Extracts of the maps are shown in **Figure 13** through **Figure 15**.

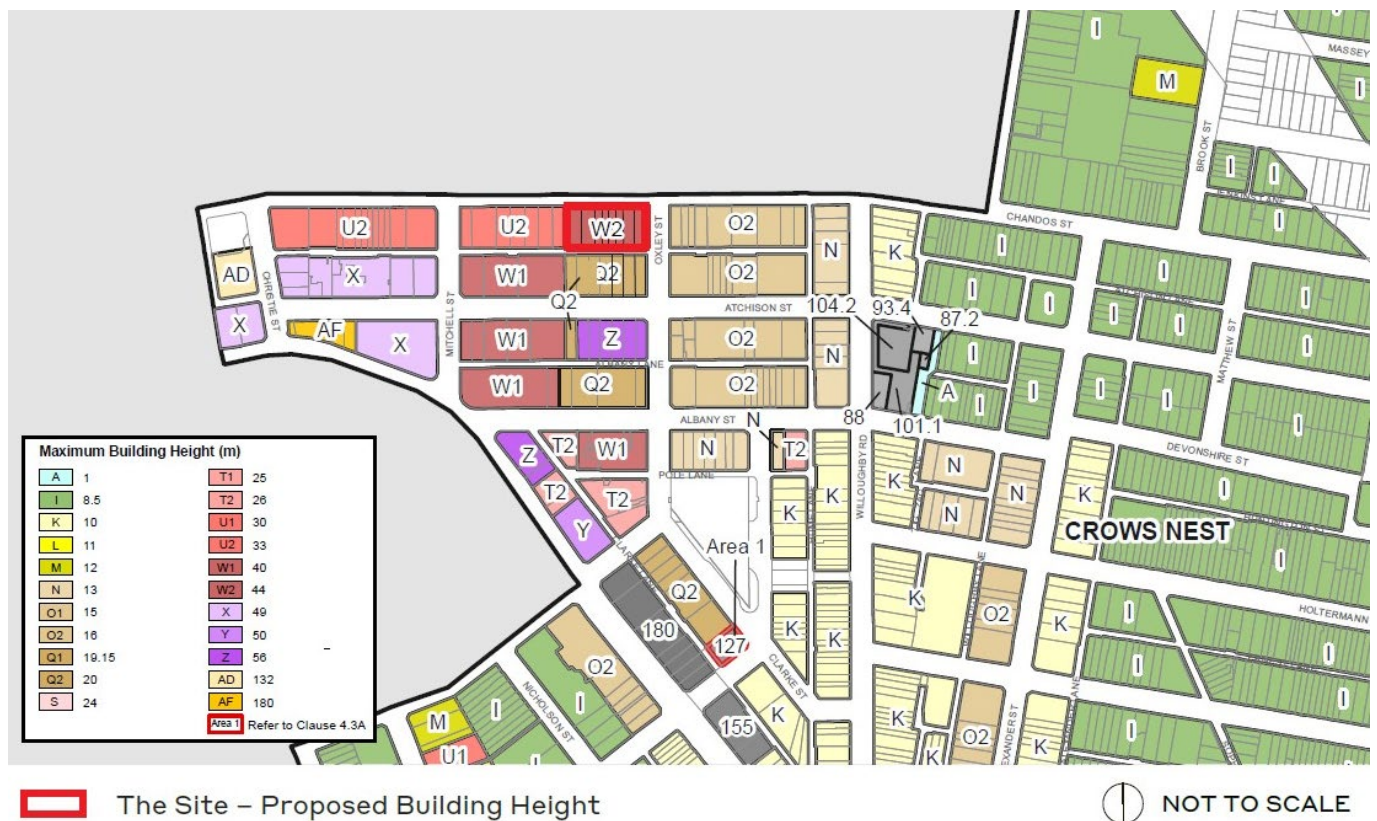


Figure 13 Amended Height of Building Map 001

Source: North Sydney Local Environmental Plan 2013 / Ethos Urban

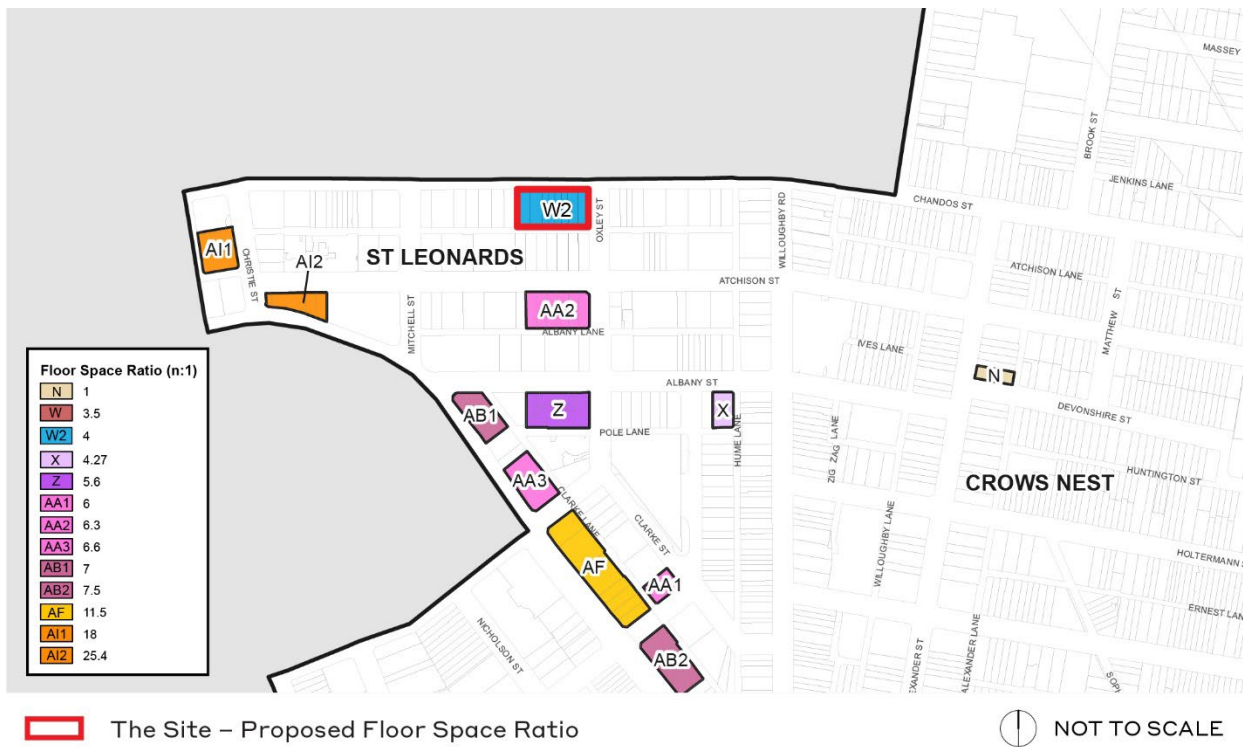


Figure 14 Amended Floor Space Ratio Map 001

Source: North Sydney Local Environmental Plan / Ethos Urban



Figure 15 Amended Non-Residential Floor Space Ratio Map 001

Source: North Sydney Local Environmental Plan 2013 / Ethos Urban

6.5 Community Consultation

It is proposed that in accordance with 'LEP Making Guideline' that the planning proposal undergo a 28-day public exhibition period. It is noted that confirmation of the public exhibition period and requirements for the planning proposal will be given by the Minister as part of the LEP Gateway determination. Any future DA for the site would also be exhibited in accordance with the Council's notification requirements at which time the public and relevant authorities can make further comments on the redevelopment of the site.

6.6 Project Timeline

The anticipated timeline for the Planning Proposal is provided in **Table 6** below.

Table 6 Project Timeline

Stage	Timing
Anticipated commencement date (date of Gateway determination)	July 2022
Anticipated timeframe to finalise the infrastructure studies/plan	July 2022
Anticipated timeframe for completion of any additional technical studies, not completed prior to Gateway	September 2022
Timeframe for public agency consultation	September 2022
Anticipated dates of public exhibition and, if required, a public hearing	September 2022
Timeframe for submissions to be considered	December 2022
Timeframe for the consideration of a proposal after the exhibition	December 2022
Date the plan will be made or date of submission to the Department to finalise the LEP	February 2023
Date of notification	March 2023

7.0 Strategic Merit

This section outlines the strategic planning framework within which the development outcomes for the land have been considered and provides commentary on how the proposal responds to each of these documents.

The DPE 'LEP Making Guide' sets out that a planning proposal needs to justify that it meets the Strategic Merit Test. The consistency of this planning proposal with the mandated assessment criteria is set out below.

Table 7 LEP Making Guide Matters for Consideration

Consideration	Comment
Section A	
1. <i>Is the planning proposal a result of an endorsed LSPS, strategic study or report?</i>	Yes, the proposal is in direct response to the adoption of the Crows Nest St Leonards 2036 Plan. Refer to Section 7.3
2. <i>Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</i>	Yes. The planning proposal is the best means of achieving the intended outcome – the current height controls prohibit the redevelopment of the site in accordance with the 2036 Plan.
3. <i>Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?</i>	Yes. Refer Section 7.1 below.
4. <i>Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</i>	Yes. The planning proposal will contribute to the achievement of the relevant North Sydney LSPS planning priorities. Refer to Section 7.4 .
5. <i>Is the planning proposal consistent with any other applicable State and regional studies or strategies?</i>	Yes. The planning proposal is in accordance with key strategic documents such as the Greater Sydney Region Plan and the North District Plan. Refer Sections 7.1 and 7.2 .
Section B	
6. <i>Is the planning proposal consistent with applicable SEPPs?</i>	Yes. Refer Section 9.0 .
7. <i>Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?</i>	Yes. Refer Section 9.1 .

7.1 Greater Sydney Region Plan

In March 2018, the Greater Sydney Commission released the *Greater Sydney Region Plan: A Metropolis of Three Cities* (the Plan). The Plan presents a strategy for accommodating Sydney's future population growth for the next 20 years and identifies St Leonards as an area suitable for further strategic urban renewal. The Plan sets out objectives that will guide Sydney's growth; the following discussion demonstrates how the planning proposal is consistent with the relevant strategic objectives.

Objective 10: Greater Housing Supply

The NSW Government forecasts that an additional 725,000 homes will be needed by 2036 to meet demand based on current population projections. This strong need is forecasted to continue, and by 2056 it is anticipated that significant further housing supply will be required to meet Greater Sydney's continued strong population growth.

To facilitate greater housing supply, the Plan sets housing targets for each District. The North District, which includes St Leonards, is required to deliver a minimum of 25,950 homes in the five years between 2016 and 2021. Beyond this, the Plan sets a 20-year strategic housing target of 92,000 homes for the North District.

The Plan states that developers play an important role in supporting housing outcomes:

'The development industry needs to continually provide new housing and translate the development capacity created by the planning system into approvals and supply'

As it will facilitate delivery of additional dwellings on a site that under current planning controls cannot feasibly deliver additional homes, the planning proposal promotes this objective.

Objective 11: Housing is more diverse and affordable

Greater Sydney has been measured as being one of the least affordable housing markets globally and is the least affordable Australian city. Factors that contribute to rental and purchasing affordability challenges include the limited availability of smaller dwellings to meet both the growing proportion of small households, as well as the growing distance between areas where housing is affordable and the location of employment and educational opportunities.

This planning proposal will deliver smaller homes in the form of apartments, in a Strategic Centre (St Leonards) that provides job opportunities and access via public transport to other major employment nodes, such as North Sydney and the Sydney CBD.

Objective 12: Great places that bring people together

The concept design developed by Smart Design Studio will facilitate a high-quality public domain and built form response to its context, including the ability to:

- Allow the reconnection of the urban fabric of the area, filling a significant gap in the current development pattern at the fringe of the St Leonards town centre; and
- Provide a contemporary urban response to Chandos Street and Oxley Street that will improve the pedestrian experience and will respond to the fine grain nature of the existing lower density dwellings to the north of the site.

Objective 12: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities

Under the Plan accommodating new homes needs to be linked to local infrastructure – both to optimise existing infrastructure and to maximise investment in new infrastructure.

In established parts of Greater Sydney such as St Leonards, urban renewal opportunities exist around regional transport and strategic centres, where links for walking and cycling promote a healthy lifestyle and contribute to liveability.

Being located in St Leonards, which is also identified as a Planned Precinct within walking distance of two rail stations benefiting major government investment, the proposal is consistent with this objective.

7.1.1 Summary

The planning proposal is consistent with the above objectives of the Greater Sydney Region Plan as it will deliver new homes adjacent to the St Leonards centre, a short walk from shops, services, high frequency bus stops and the future Crows Nest Metro Station. These attributes make the site a suitable location for higher density housing and new employment floorspace.

7.2 North District Plan

Consistent with the Regional Plan, overall, the District Plan promotes the following themes:

- Greater housing supply;
- More diverse and affordable housing;
- Better located and designed housing; and
- Jobs and employment in strategic centres.

This is reflected in Planning Priority N5:

‘Providing housing supply, choice and affordability, with access to jobs, services and public transport’

Under the North District Plan, the North Sydney LGA is required to deliver a minimum of 3,000 homes in the five years between 2016 and 2021. The key opportunity to provide for additional homes through transit-focused renewal in accordance with the Region Plan is in St Leonards. This is reflected in the District Plan as it identifies St Leonards as a location for additional capacity for housing supply.

In terms of housing diversity and affordability, planning for housing needs to consider the type of dwellings required to respond to expected changes in both household size and age. The District Plan states that this requires more smaller homes, group homes, adaptable homes of universal design and aged care facilities.

New housing should also be provided in the right locations and of the right design, close to local infrastructure and contribute to safe and vibrant neighbourhoods.

Additionally, Planning Priority number 10 promotes this:

'Growing investment, business opportunities and jobs in strategic centres'

The proposal will provide jobs and employment opportunities through the provision of retail and commercial land uses as part of the development and is consistent with the planning actions outlined in the District Plan.

The proposal:

- Provides additional housing on a site that under current planning controls, cannot deliver housing or jobs in a location on the fringe of the St Leonards town centre;
- Provides a greater diversity of housing in the form of apartments;
- Is located within walking distance of the St Leonards Rail Station and the future Metro station benefiting from major government investment; and
- Is well designed and will contribute to the vitality of St Leonards.

On this basis, the proposal is consistent with the relevant planning priorities and actions of the District Plan.

The District Plan also contains specific actions for the St Leonards and Crows Nest precinct. Relevant actions are:

- Leverage the new Sydney Metro Station at Crows Nest to deliver additional employment capacity
- Grow jobs in the centre
- Reduce the impact of vehicle movements on pedestrian and cyclist accessibility
- Deliver new high-quality open space, upgrade public areas, and establish collaborative place-making initiatives

By providing varied accommodation and employment opportunities in close proximity to the new Crows Nest Metro Station and enhancing the public domain and landscape open space, the planning proposal meets the above District Plan actions for the St Leonards and Crows Nest precinct.

7.3 St Leonards and Crows Nest 2036 Plan

The 2036 Plan is a precinct plan that was released and finalised by the Department in August 2020 and is supported by a Section 9.1 Ministerial Direction. The plan will facilitate the urban renewal of St Leonards and Crows Nest for an expanding employment centre and growing residential community. A number of changes to the existing planning controls in certain areas are proposed to implement strategic direction of the Plan. The site is included in these changes.

As per Direction 1.13 of the Section 9.1 Ministerial Directions, planning proposals within the precinct are to show consistency with the vision, objectives and actions of the 2036 Plan. The proposal's consistency with the vision, design priorities and objectives, and recommended changes outlined in the Plan is detailed below in **Table 8**.

The planning proposal is consistent with the vision as it will:

- Provide a total of 1:1 non-residential floor space ratio to provide employment opportunities within St Leonards and contribute to the delivery of 16,500 additional jobs over the next 20 years.
- Improve pedestrian accessibility and movement by providing housing close to the St Leonards Rail Station and the future Metro Station.
- Increase vibrancy and life around, and within St Leonards by replacing ageing, poor quality commercial buildings with a contemporary mixed use development that will provide high-quality street frontages to Chandos Street and Oxley Street.
- Facilitate a built form outcome that will respect the existing character of the local area. Smart Design Studio have prepared a reference design that is conscious of, and responds to, the various types of surrounding development.

- Enhancing the public domain by providing high-quality landscaped open spaces that will ensure efficiency and sustainability.
- Facilitate the provision of approximately 64 new dwellings of various types and sizes that will be suitable for a range of the community including singles, couples and families at all stages of the life cycle.

Table 8 provides an assessment of the planning proposal against the relevant planning priorities and objectives of the 2036 Plan.

Table 8 Consistency with 2036 Plan

2036 Plan	Consistency of Planning Proposal
Planning Priorities	
N5: <i>Providing housing supply, choice and affordability with access to jobs, services and public transport.</i>	The planning proposal will provide a mixed-use development that will provide approximately 64 residential units. The units will have a variety of sizes, configurations and bedroom numbers and will be suitable for a range of residents, including singles, couples and families.
N12: <i>Delivering integrated land use and transport planning and a 30-minute city.</i>	The planning proposal will facilitate a 30-minute city as it proposes a high-quality mixed-use development that will locate residents and workers within a comfortable walking distance of significant public transport infrastructure located in close proximity to the site.
N10: <i>Growing investment, business opportunities and jobs in strategic centres.</i>	The planning proposal will provide a total of 1:1 non-residential floor space ratio, which will accommodate a range of retail and commercial premises at the ground level and part of level 1 to 3 of the development.
N19: <i>Increasing urban tree canopy and delivering Green Grid Connections.</i>	The planning proposal will enhance and improve the public domain by increasing tree canopy and coverage on the street frontages. Specifically the proposal provides for the Oxley Street greenlink espoused by the Plan.
N20: <i>Delivering high-quality open space.</i>	The planning proposal provides high quality communal open space through the provision of a through site link and a linear park that are well designed and landscaped to deliver high quality open space.
Planning Objectives	
<i>Ensure new development retains and enhances important heritage elements by using sympathetic building materials and preserving key viewing and visits.</i>	The proposed development will not affect any existing heritage items or heritage conservation areas.
<i>Apply casual surveillance and universal access principles to new development to create a safe, inclusive and comfortable environment.</i>	The future development of the site will incorporate active frontages along Chandos Street and Oxley Street that will provide casual surveillance and activation of the public domain as well as contribute to the creation of a safe environment in St Leonards and in the vicinity of the site.
<i>New development should have consideration to wind impacts demonstrated through a wind assessment.</i>	A Qualitative Wind Assessment has been prepared for this planning proposal. Refer to Appendix F and Section 8.4 for further information.
<i>Consider cumulative impacts of new developments on existing areas including overshadowing, wind impacts and view loss.</i>	The proposal has been developed with careful consideration of the cumulative overshadowing, wind and view impacts on the surrounding area. These key issues are further discussed in Section 8.0 of this report.
<i>In transition areas between low and high-rise developments, new development should consider the prevailing scale and existing character in the design of their interfaces.</i>	The proposal is located within a transition area and has been designed accordingly with appropriate built form and scale as per the requirements of the Plan.
<i>New building design should provide high on-site amenity and consider street width and character by providing ground and upper level setbacks and awnings to achieve a human scale at street level.</i>	The proposed development has been designed with appropriate setbacks and façade elements to achieve a human scale at street level. Further discussion is provided in Section 8.1.1 of this report.

2036 Plan	Consistency of Planning Proposal
<i>Ensure new development contributes to a range of dwelling types in the area to cater for all life cycles.</i>	<p>The proposed development will provide a range of dwelling types that will meet the housing market demand within the area. Indicatively, the future development could accommodate the following dwelling mix:</p> <ul style="list-style-type: none"> • Studio: 5 (8%) • 1 Bedroom: 17 (27%) • 2 Bedroom: 13 (20%) • 3 Bedroom: 20 (31%) • 4 Bedroom: 9 (14%) <p>The proposed development will provide adaptable dwellings to cater for all ages and life cycles.</p>
<i>Ensure new employment sites in the area cater to a range of business types and sizes.</i>	<p>The proposal will include provision for a minimum of 1:1 non-residential FSR that will be capable of accommodating a range of commercial and retail uses.</p>
<i>New development in mixed-use areas should contribute to the delivery of active streets by providing a range of uses at ground floor.</i>	<p>Indicatively, the proposal will activate street frontages along Chandos Street and Oxley Street by providing retail and commercial tenancies, and a residential and commercial lobby.</p>
<i>Ensure no additional overshadowing of public open spaces and important places in accordance with solar access controls identified in the plan.</i>	<p>The proposed development will not result in any “substantial additional overshadowing during specific hours” on any public open spaces or places of high value and significance. Further detail on the overshadowing to the Oxley Street Linear Park is provided below.</p>
<i>New development along Chandos, Oxley and Mitchell Streets should provide wider setbacks to enable the creation of greener streets.</i>	<p>The proposed development provides the required and appropriate setbacks that are well designed and landscaped to create greener streets.</p>
<i>New development adjoining the increased setbacks and landscaped areas should contribute to its landscape character. For example, by providing planter boxes, lighting, green walls, deep planting, landscaped setbacks and forecourts.</i>	<p>The concept landscape plans include high quality design elements including, planter boxes, water features, light features and seating.</p>
<i>Incorporate new street trees to realise the tree canopy targets identified in the plan and increase the overall tree coverage in the area.</i>	<p>The proposed development includes street tree planting, which will increase the tree canopy cover and promote greener streets within St Leonards.</p>
Site Specific Recommendations	
Land Zoning B4 Mixed Use	<p>The proposal will provide a mixed-use development and seeks a B4 Mixed Use zone.</p>
Building Height 12	<p>The proposed development is 12 storeys, which is equivalent to 44m in height, exclusive of rooftop structures and is therefore consistent with the recommended building height.</p>
Floor Space Ratio 4:1	<p>The site has an FSR of 4:1 consistent with the plan.</p>
Minimum Non-Residential Floor Space Ratio 1:1	<p>A non-residential FSR of 1:1 is proposed for the site.</p>
Street Wall Height 4 storeys	<p>The proposed development provides a four-storey podium.</p>
Setbacks <ul style="list-style-type: none"> • Chandos Street: 3m • Oxley Street: 5m 	<p>The proposed development achieves the recommended setbacks as illustrated in the concept plans provided at Appendix A.</p>

Solar Access to Oxley Street Linear Park

The 2036 Plan places strong emphasis on retaining solar access to public open space and identifies solar access controls to ensure that *any new development within the area does not produce substantial additional overshadowing during specific hours in mid-winter*. The 2036 Plan requires Oxley Street must not be overshadowed between 11:30am and 2:30pm.

The concept design has been appropriately designed in accordance with the site-specific built form controls recommended under the 2036 Plan to minimise overshadowing impacts to the surrounding open space. Smart Design Studios have undertaken detailed overshadowing analysis at **Appendix B**, comprising of shadow diagrams and elevations, which illustrates that the proposed development will result in a net reduction of shadow that currently exists as a result of the existing built form (built to boundary). **Figure 16** below shows the worst-case scenario of 12pm which shows a very minor additional shadow to the south along Oxley Street.



Figure 16 Solar Study

Based on the above assessment, this planning proposal is consistent with the vision, planning priorities and objectives and recommended changes identified in the 2036 Plan.

7.4 North Sydney Local Strategic Planning Statement

In March 2020, North Sydney Council adopted the North Sydney Local Strategic Planning Statement (LSPS), which sets out Council's land use vision, planning principles, priorities and actions for the next 20 years. The LSPS outlines Council's vision for St Leonards as a Strategic Centre. The following points demonstrate that the planning proposal is consistent with the Council's planning priorities and objectives outlined within the LSPS.

Priority L1 – Diverse housing options that meet the needs of the North Sydney Community

The planning proposal will provide a range of housing types and dwelling sizes in a location that Council have acknowledged is suitable for high density residential development.

Priority L3 – Create great places that recognised and preserve north Sydney's district local character and heritage

The planning proposal will facilitate a built form and land use outcome that responds to and respects surrounding heritage items and heritage conservation areas to the north of the site. The concept design proposes a 12 storey building, which will assist in the transition in height and scale of development within the area.

Priority P6 – Support walkable centres and a connected, vibrant and sustainable North Sydney

The site's proximity to significant public transport facilitates the realisation of Transit Oriented Development (TOD) on the site. The planning proposal will provide a high-quality mixed-use development that will locate residents and workers within comfortable walking distance to public transport infrastructure and therefore will enhance connectivity and support the 30-minute city.

Priority S2 – Provide a high quality, well connected and integrated urban greenspace system

The proposal will include high quality landscaping along the Chandos Street and Oxley Street frontages, the through site link, and the linear park. By increasing tree canopy coverage, the proposal will provide greener streets in North Sydney and support a healthy environment and community wellbeing.

8.0 Site-Specific Merit

Local Environmental Plan Making Guideline establishes assessment criteria for determining if planning proposals have site-specific merit:

b) Does the proposal have site-specific merit, having regard to the following?

- *the natural environment (including known significant environmental values, resources or hazards); and*
- *the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and*
- *the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

The planning proposal has site-specific merit for the following reasons:

- There are no known environmental matters that would prevent the development of the site for higher density residential development.
- The planning proposal will facilitate a mixed use residential development whose form and scale will be compatible with the future mixed use residential land uses in the vicinity of the site.
- The site is located in an area where there is existing public infrastructure, transport, and community facilities, and is close to employment, leisure and other opportunities. The site is therefore provided with services and infrastructure which will cater for the future population of the site.

This section considers the key planning issues associated with the planning proposal as well as those associated with the future development.

8.1 Impacts on Neighbouring Dwellings

8.1.1 Privacy and Overlooking

The proposed development will maintain appropriate separation distances for surrounding residential properties which would potentially be impacted by privacy. Specifically, the following building separations have been applied to the development to maintain visual privacy to neighbouring dwellings:

- The podium has a 12m separation to the south between habitable rooms and balconies, and a 7m separation to the west between non-habitable rooms.
- From five to eight storeys, an 18m separation to the south has been applied between habitable rooms and balconies, and a 13.5m separation has been applied to the west between habitable and non-habitable rooms.
- From nine storeys and above, a 24m separation to the south has been applied between habitable rooms and balconies, and an 18m separation has been applied to the west between habitable and non-habitable rooms.

As such, adequate building separation and setbacks have been applied to minimise potential privacy and overlooking issues to surrounding sites. Further detail is provided in the Urban Design Report at **Appendix B**.

8.1.2 Overshadowing

The Urban Design Report (**Appendix B**) provides a shadow analysis to illustrate the impact of overshadowing on adjoining residential properties and the surrounding area. The proposed development has been designed to minimise the impacts of overshadowing on the surrounding area and the shadow analysis demonstrates that the concept design maintains good levels of solar access to the surrounding dwellings and public open space.

As outlined above in **Section 7.3**, the 2036 Plan places strong emphasis on retaining solar access to public open space and states that Oxley Street Linear Park must not be overshadowed between 11:30am and 2:30pm. Due to the nature of the high-density urban context, the concept development will propose very minor additional shadow impacts to Oxley Street between 12:00pm and 1:00pm. However, despite this, it is emphasised that the proposed development provides an overall net reduction of the shadow that currently exists as a result of the existing built form to the boundary. This is therefore a better outcome for this important piece of social infrastructure in the Centre.

Figure 17 below illustrates the proposed shadow impacts to the Oxley Street Linear Park, which demonstrates that the proposed development offers a much better solar access outcome than the existing development on the site.



Figure 17 Overshadowing to Oxley Street

Source: Smart Design Studio

Additionally, the existing properties to the north and west of the site will receive good solar access throughout the entire day all year round. Properties to the east along Oxley Street and south along Atchison Lane will receive minor additional overshadowing during the mid-winter. Specifically, the revised shadow analysis found the following shadow impacts on the surrounding development:

- The proposed development at 58-64 Atchison Street (TWT site) will receive minor additional overshadowing to approximately 30% of the bottom of the north facing apartments of the building after 9am;
- The proposed development at 50-56 Atchison Street will not be affected after midday; and
- The development at 40-48 Atchison Street is not affected after 10am.

Figure 18 shows the proposed shadow impacts on the apartments to the south along Atchison Lane.

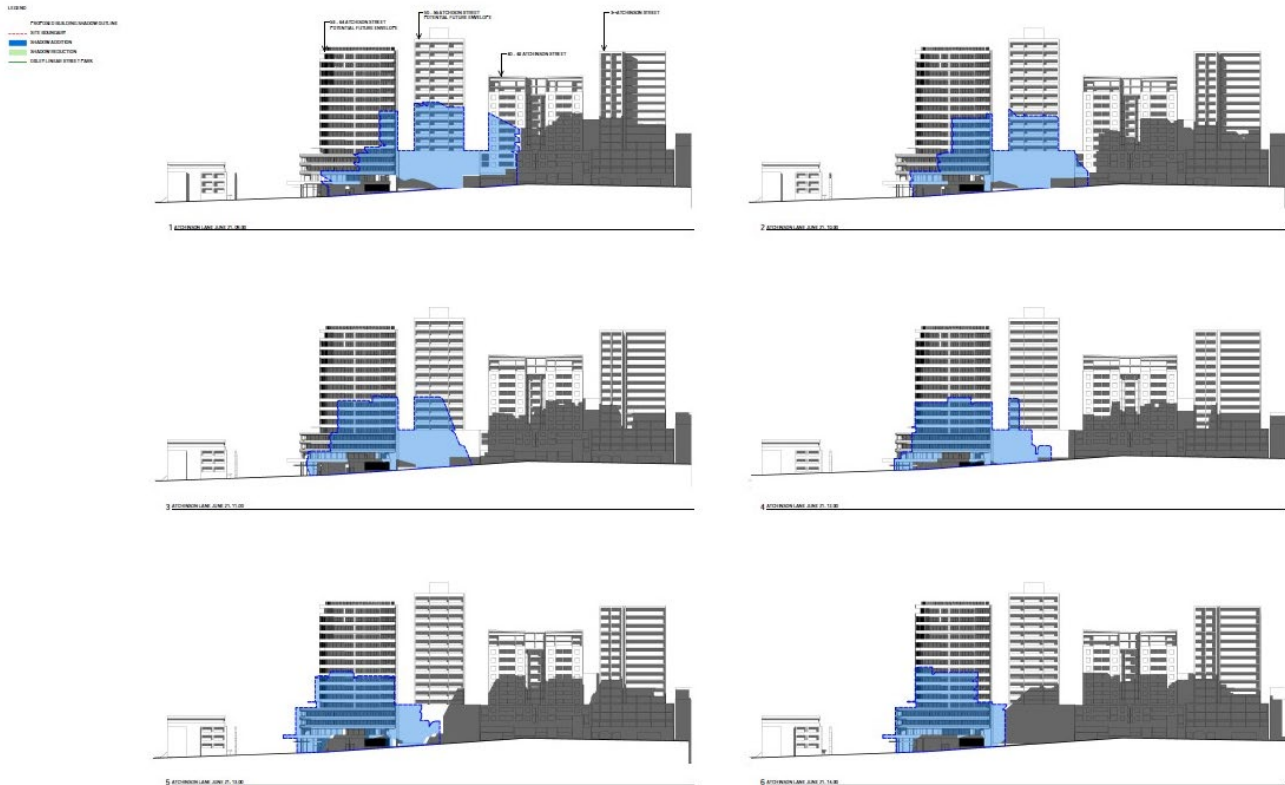


Figure 18 Shadow Elevations to Atchison Lane

Source: Smart Design Studio

Considering the highly urban nature of the emerging St Leonards Strategic Centre, increased overshadowing impacts are inevitable. The proposed shadow impacts are to be expected and anticipated as per the modelling of the 2036 Plan and are therefore, acceptable in the circumstances, particularly given the land provided by the TWT site along Oxley Street, which will provide outdoor spaces with excellent access to sun.

8.1.3 Visual Impact

The concept has been designed to comply with the built form controls and objectives outlined in the 2036 Plan. Future detailed development will be subject to a design excellence process which will ensure the outcome is visually compatible with the surrounding area and will not result in any unreasonable visual impacts.

8.1.4 Traffic and Parking

The planning proposal will accommodate all resident and retail/commercial parking in basements on site. There will be no impact on the existing availability of on-street parking in the surrounding area. Traffic generation will be minor with 16-19 vehicle movements during the peak periods (refer to **Appendix D**).

8.2 Residential Amenity

The indicative concept design has been designed to meet the requirements of the Apartment Design Guide (ADG) and will achieve good levels of residential amenity for the future residents. Notably, the indicative design demonstrates that the site can accommodate high density residential that will provide:

- Apartments consistent with the ADG minimum size requirements.
- Balconies consistent with the ADG minimum size requirements.
- A minimum of 2-hour solar access is provided to 78% of the indicative dwellings on the site between 9am to 3pm.
- Natural cross ventilation to 60% of the indicative apartments.
- Separation distances between neighbouring buildings in accordance with the minimum requirements of the ADG and will provide adequate privacy for residents.
- 640m² of communal open space (26% of the total site area). It is noted that the concept design prepared by Smart Design Studio is indicative for the purposes of understanding the opportunities on the site.

An ADG Compliance Table has been prepared by Smart Design Studio and is included as part of the Urban Design Report at **Appendix B**.

8.3 Transport and Access

Varga Traffic Planning have undertaken a Transport Impact Assessment for the planning proposal (**Appendix D**). The assessment considered the future development of the site as per the concept design scheme and as a complying development under the current controls. The key findings of the assessment are as follows:

- The potential increase in traffic from the planning proposal is an additional 19 vehicles in the AM peak hour and 16 vehicles in the PM peak hour.
- Vehicular access will be provided off Atchison Lane to minimise conflicts with pedestrians and general traffic along the surrounding road network.
- A loading dock and servicing bay will be provided as part of each building at ground level.
- The proposal is expected to be serviced by a variety of commercial vehicles up to and including Small Rigid Vehicles (SRV).
- The proposal will provide a total of 56 off-street car parking spaces, 102 bicycle parking spaces, and 3 motorcycle parking spaces which are consistent with the current North Sydney DCP parking rates.
- The future development's proximity to various public transport facilities, including St Leonards Transport Interchange and nearby bus stops is not expected to generate significant traffic impacts.

On the basis of the above, the report concludes that the proposed development will not have any unacceptable traffic generation, parking or loading implications.

Varga Traffic Planning have also prepared a Green Travel Plan for the planning proposal to set site-specific actions and incentives to manage travel demands and embrace the principles of sustainable transport to encourage the greater use of transport modes that have a lower environmental impact. Refer to **Appendix E** for further discussion.

8.4 Wind Impacts

A Qualitative Wind Assessment Report has been prepared by SLR at **Appendix F** to assess the potential pedestrian wind conditions around the proposed development. The assessment is based on the local wind climate, the current proposed massing design of the proposed development, the existing surrounding buildings and wind tunnel testing of similar buildings.

The wind impact of the proposed development is described by examining the impact of prevailing wind conditions on all public access areas of interest within and external to the development. Based on the findings of the assessment, the report has outlined the following recommendations to mitigate the potential wind impacts of the proposed development:

- The winds along the surrounding footpaths should remain at similar levels providing appropriate landscaping is employed.
- Horizontal wind breaks are recommended over building entries and pedestrian pathways, to protect against potential downwash from the high level development.
- Vertical windbreaks are recommended to the upper level communal open spaces as a result of adverse upper level wind conditions.
- Vertical windbreaks are recommended to the residential private corner balconies on one aspect of the balcony to reduce the impact of corner accelerating winds.

The above recommendations can be adopted at the detailed design stage.

8.5 Contamination

A Preliminary Site Investigation was undertaken by EI Australia (**Appendix G**) to determine the potential risk for land contamination from past and current activities in accordance with the requirements of *State Environmental Planning Policy No. 55 – Remediation of Land*.

The report revealed a moderate likelihood for contamination to exist on the site as a result of the following:

- The historic use of the site for various commercial use, including the potential manufacturing of firefighting products, chemicals and the use of solvents;
- Weathering of exposed building materials that may contain hazardous substances or the importation of fill from an unknown origin; and
- Potentially impacted groundwater migrating to site, or from the site as a result of significant soil impacts that may be present.

A detailed (Stage 2) site investigation is recommended to be undertaken prior to demolition to character the site contamination conditions and establish whether remediation is required.

On the basis of the above, EI Australia conclude that the site can be made suitable for its proposed uses.

8.6 Geotechnical

A Geotechnical Investigation was undertaken by EI Australia to provide advice and recommendations to assist with the geotechnical aspects of the proposed development. The report found that the proposed development was capable of being accommodated on site with the following recommendations:

- At least three additional cored boreholes following demolition;
- Long term groundwater monitoring and seepage modelling;
- Dilapidation surveys;
- Design of working platforms for construction plant by an experience and qualified geotechnical engineer;
- Classification of all excavated material transported off site;
- Witnessing installation of support measures and proof-testing of anchors;
- Geotechnical inspections of all new footings/piles by an experienced geotechnical professional before concrete or steel are placed to verify their bearing capacity and the in-situ nature of the founding strata; and
- Ongoing monitoring of groundwater inflows into the bulk excavation.

The findings of the report are further discussed in **Appendix H**.

8.7 Economic Impacts

The planning proposal will deliver positive economic impacts to St Leonards through the delivery of non-residential floor space and increased population. This will provide additional opportunities for residents of St Leonards and surrounding areas to work closer to home, supporting the Sydney Region Plan's target to increase proximity between homes and job and the designated role of St Leonards as a strategic centre.

The proposal also comprises a significant investment in the local economy and will generate a significant number of construction and operational jobs.

8.8 Social Impacts

The fundamental strategic vision of the North District Plan is the creation of the '30-minute city' whereby residents live within 30 minutes travel of their place of work. The site is situated within St Leonards and is located within walking distance to both St Leonards Rail Station and the future Crows Nest Metro Station. The planning proposal will facilitate the provision of a range of housing types in a strategic location.

In addition to the above, the proposal includes the creation of a new linear park to Oxley Street (approximately 179m²) which is to be a landscaped open space that aligns and activated public domain space. This will contribute to the vibrancy and activity within the St Leonards centre and will help North Sydney deliver a centre with a high level of amenity for residents and workers.

9.0 State Legislation and Planning Policies

9.1 Environmental Planning and Assessment Act 1979

The EP&A Act and *Regulation 2000* (EPA Reg) set out amongst other things the:

- Requirement for rezoning land;
- Requirements regarding the preparation of a local environmental study as part of the rezoning process;
- Matters for consideration when determining a development application; and
- Approval permits and/or licenses required from other authorities under other legislation.

This planning proposal has been prepared in accordance with the requirements set out in Section 3.33 of the EP&A Act in that it explains the intended outcomes of the proposed instrument. It also provides justification and an environmental analysis of the proposal.

Section 9.1 Directions

Ministerial directions under Section 9.1 of the EP&A Act require councils to address a range of matters when seeking to rezone land. A summary assessment of the planning proposal against the Directions issued by the Minister under Section 9.1 of the EP&A Act is provided in **Table 9** below.

Table 9 Ministerial Directions

Direction	Consistency			Comment
	Yes	No	N/A	
1. Planning Systems				
1.1 Implementation of Regional Plans	✓			The planning proposal is consistent with the Greater Sydney Region Plan, as the proposal provides for additional dwellings and employment generating floor space in proximity to public transport and a strategic centre.
1.2 Development of Aboriginal Land Council Lane			✓	The site is not subject to a Development Delivery Plan under Chapter 3 of the Planning Systems SEPP. Notwithstanding, the development concept has been designed accordingly with consideration to Connection with Country.
1.3 Approval and Referral Requirements	✓			This planning proposal is consistent with this Direction in that it does not introduce any provisions that require any additional concurrence, consultation or referral.
1.4 Site Specific Provisions	✓			A Draft Site-Specific DCP has been prepared and is included at Appendix J .
1. Planning Systems – Place Based				
1.5 Parramatta Road Corridor Urban Transformation Strategy			✓	Not applicable.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation plan			✓	Not applicable.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			✓	Not applicable.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			✓	Not applicable.

	Yes	No	N/A	
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor			✓	Not applicable.
1.10 Implementation of the Western Sydney Aerotropolis Plan			✓	Not applicable.
1.11 Implementation of Bayside West Precincts 2036 Plan			✓	Not applicable.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct			✓	Not applicable.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	✓			The Planning Proposal is consistent with the objectives and vision of the St Leonards and Crows Nest 2036 Plan in that it will facilitate additional housing within the walkable catchment of the new Crows Nest Metro Station and St Leonards Railway Station and will provide a high-quality built form, which responds closely to existing and future desired character of the area. Further assessment against this direction is provided below.
1.14 Implementation of Greater Macarthur 2040			✓	Not applicable.
1.15 Implementation of the Pyrmont Peninsula Place Strategy			✓	Not applicable.
1.16 North West Rail Link Corridor Strategy			✓	Not applicable.
1.17 Implementation of the Bays West Place Strategy			✓	Not applicable.
3. Biodiversity and Conservation				
3.1 Conservation Zones			✓	Not applicable.
3.2 Heritage Conservation			✓	Not applicable.
3.3 Sydney Drinking Water Catchments			✓	Not applicable.
3.5 Recreation Vehicle Areas			✓	Not applicable.
4. Resilience and Hazards				
4.1 Flooding			✓	Not applicable.
4.2 Coastal Management			✓	Not applicable.
4.3 Planning for Bushfire Protection			✓	Not applicable.
4.4 Remediation of Contaminated Land	✓			A Preliminary Site Investigation has been prepared which concludes that the widespread of contamination on the site is low and remediation is not required.
4.5 Acid Sulfate Soils			✓	The site is not identified under the North Sydney LEP as being potential Acid Sulphate Soils.
4.6 Mine Subsidence and Unstable Land			✓	The site is not identified as mine subsidence or unstable land
5. Transport and Infrastructure				
5.1 Integrating Land Use and Transport	✓			The planning proposal will facilitate a mixed-use development that better utilises the significant public transport investment of the Crows Nest Metro Station (approximately 350m from the site) and the existing St

	Yes	No	N/A	
				Leonards Station (approximately 100m from the site). The LEP amendment will unlock the development potential of the site, will concentrate critical mass to support public transport, and improve access to housing and jobs and services by walking, cycling and public transport. In light of this the proposal will facilitate better use of public transport, being one of only a few key sites outside of the CBD that is located within 400m of a metro station and an existing rail station.
5.2 Reserving Land for Public Purposes			✓	Not applicable.
5.3 Development Near Regulated Airports and Defence Airfields			✓	Not applicable.
5.4 Shooting Ranges			✓	Not applicable.
6. Housing				
6.1 Residential Zones	✓			The proposed amendment to the LEP would see the delivery of new dwellings located close to significant public transport, employment opportunities and day to day services. The proposal will therefore make more efficient use of this infrastructure and will reduce the consumption of land for housing and associated urban development on the urban fringe.
6.1 Caravan Parks and Manufactured Home Estates			✓	Not applicable.
7. Industry and Employment				
7.1 Business and Industrial Zones	✓			While the planning proposal seeks a rezoning to facilitate a mixed-use development, it is nevertheless consistent with this direction in that it retains a zoning that permits all types of commercial premises with consent. Refer to further discussion below.
7.2 Reduction in non-hosted short-term rental accommodation period			✓	Not applicable.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast			✓	Not applicable.
8. Resources and Energy				
8.1 Mining, Petroleum Protection and Extractive Industries			✓	Not applicable.
9. Primary Production				
9.1 Rural Zones			✓	Not applicable.
9.2 Rural Lands			✓	Not applicable.
9.3 Oyster Agriculture			✓	Not applicable.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast			✓	Not applicable.

1.1.1 State Environmental Planning Policies

An assessment of the planning proposal against relevant State Environmental Planning Policies (SEPPs) is set out in **Table 10** below.

Table 10 Consistency with State Environmental Planning Policies

SEPP	Consistency			Comment
	Yes	No	N/A	
State Environmental Planning Policy (Housing) 2021			✓	Not applicable. The proposed development does not incorporate affordable housing, seniors housing, boarding housing or build to rent.
State Environmental Planning Policy (Biodiversity and Conservation) 2021			✓	Not applicable.
State Environmental Planning Policy (Industry and Employment) 2021			✓	Not applicable. Chapter 3 of the SEPP relating to Advertising and Signage will need to be addressed as part of the detailed development application.
State Environmental Planning Policy (Planning Systems) 2021			✓	The future development of the site is likely to be deemed as 'regionally significant development' (meeting the relevant thresholds under Schedule 4A of the EP&A Act), with the Sydney North Planning Panel acting as the determining authority.
State Environmental Planning Policy (Primary Production) 2021			✓	Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021	✓			<p>Chapter 4 of the SEPP relating to Remediation of Land is applicable to the proposed development.</p> <p>A Preliminary Site Investigation (PSI) has been undertaken by EI Australia (Appendix G) to determine the potential contamination on site.</p> <p>Based on the findings of the assessment, the report concludes that the site can be made suitable for its proposed use, subject to the implementation of recommendations outlined by EI Australia. With this, remediation is not required at this stage, however, contamination will be further addressed at the DA stage.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021			✓	Not applicable.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021			✓	Not applicable. The site is not located within a state significant precinct.
SEPP (BASIX) 2004	✓			Detailed compliance with SEPP (BASIX) will be demonstrated in a future development application for the scheme facilitated under this planning proposal.

1.1.2 North Sydney Local Environmental Plan 2013

The North Sydney LEP is the key environmental planning instrument that applies to the site. **Table 11 to Table 13** demonstrates that the planning proposal is consistent with the overall aims and relevant objectives of the North Sydney LEP.

Table 11 Consistency with aims of the North Sydney LEP

Aim	Proposal
<i>To promote development that is appropriate to its context and enhances the amenity of the North Sydney community and environment.</i>	The planning proposal will facilitate the renewal of a strategic site in a prominent location and is consistent with the future desired character of the St Leonards as set out in the 2036 plan.
<i>To ensure that new development is compatible with the desired future character of an area in terms of bulk, scale and appearances.</i>	The concept design demonstrates that the planning proposal will result in a development that is compatible with the surrounding development and the desired future character.
<i>To maintain a diversity of activities while protecting residential accommodation and local amenity.</i>	The planning proposal will facilitate a mix of residential accommodation and retail uses in close proximity of the St Leonards

Aim	Proposal
	Centre and Transport Interchange without generating any unacceptable amenity impacts.
<i>To ensure the new development on the foreshore land does not adversely affect the visual qualities of that foreshore land when viewed from Sydney Harbour and its tributaries.</i>	Not Applicable.
<i>To ensure the new development does not adversely affect residential amenity in terms of visual and acoustic privacy, solar access and view sharing.</i>	The planning proposal has taken into consideration the residential amenity of the proposed development as well as those surrounding receivers. Residential amenity will continue to inform the design for the development on the site in the future. Refer to Section 8.1 for further discussion.
<i>To maintain and provide for an increase in dwelling stock, where appropriate.</i>	The planning proposal directly aligns with this aim by providing an increase in dwelling stock close to social and physical infrastructure, services and community facilities.
<i>To maintain a diversity of employment, services, cultural and recreational activities.</i>	The planning proposal will provide additional commercial retail and commercial floorspace thus contributing to the diversity of these types of activities within the centre.
<i>To ensure that non-residential development does not adversely affect the amenity of residential properties and public places, in terms of visual and acoustic privacy, solar access and view sharing.</i>	The non-residential floor space will not have an adverse impact on the surrounding area. Operational details will be assessed at the DA stage.
<i>To maintain waterfront activities and ensure that those activities do not adversely affect local amenity and environmental quality.</i>	Not applicable.
<i>To maintain and protect natural landscapes, topographic features and existing ground levels.</i>	The planning proposal maintains the existing ground levels of the site. There are no natural landscape features existing on the site.
<i>To minimise stormwater run-off and its adverse effects and improve the quality of local waterways.</i>	Stormwater details will be further analysed throughout future applications.
<i>To identify and protect the natural, archaeological and built heritage of North Sydney and ensure that development does not adversely affect its significance.</i>	There will be no impact to the natural, archaeological and built heritage of North Sydney as a result of this planning proposal. The existing buildings on the site are of no heritage significance.
<i>To provide for the growth of a permanent resident population and encourage the provision of a full range of housing, including affordable housing.</i>	The provision of various dwelling types in this Planning Proposal supports this aim. This will support the growth of a permanent residential population in the St Leonards Area.

Table 12 Consistency with the North Sydney LEP 2013 height objectives

Objective	Proposal
<i>To promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient.</i>	The concept design reflects the topography by stepping down in response to the natural gradient of the site.
<i>To promote the retention and, if appropriate, sharing of existing views.</i>	The planning proposal will not impact any notable existing views.
<i>To maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development.</i>	The planning proposal will maintain reasonable levels of solar access to the surrounding dwellings and public domain. Refer to solar analysis in the Urban Design Report (Appendix B) and further discussion at Section 8.1.2 .
<i>To maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings.</i>	The concept design has been prepared to mitigate opportunities for overlooking between the site and the neighbouring dwellings. Refer to Section 8.1.1 .

Objective	Proposal
<i>To ensure compatibility between development, particularly zone boundaries.</i>	The concept design demonstrates how the planning proposal will facilitate a future built form that is compatible with the surrounding context.
<i>To encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.</i>	The scale and density of the planning proposal design has taken into consideration the character of the area and surrounding development. Due to the site's proximity to the St Leonards Centre and Transport Interchange, the proposed level of density is appropriate.

Table 13 Consistency with the North Sydney LEP 2013 floor space ratio objectives

Objective	Proposal
<i>To ensure the intensity of development is compatible with the desired future character and zone objectives for the land.</i>	The concept design demonstrates how the planning proposal will facilitate a future built form that is compatible with the desired future character of the surrounding area. The planning proposal will retain the existing B4 Mixed Use zone and is compliant with the zone objectives.
<i>To limit the bulk and scale of the development.</i>	The proposed maximum FSR is 4:1 on the site. It is noted that there is no current control relating to FSR on the site and the proposed bulk and scale of the site is consistent with the surrounding development.

Summary

The North Sydney LEP 2013 is the principal planning instrument for the site. The assessment above demonstrates that the planning proposal and the concept design are consistent with the relevant aims and objectives of the North Sydney LEP 2013. In summary, the planning proposal will:

- Provide appropriate housing types to meet a range of lifestyles in close proximity to transport and services;
- Create new job opportunities within an accessible location;
- Provide a built form that is sensitive to the existing character of the surrounding residential areas and will not generate any unacceptable impacts on the amenity of the neighbouring dwellings; and
- Create new open space and activated public domain thereby contributing to the sense of place.

10.0 Conclusion

This planning proposal seeks an amendment to North Sydney LEP 2013 maximum building height, floor space ratio, and non-residential floor space development standards for the subject site.

This planning proposal is justified for the following reasons:

- The proposal is consistent with the objects of the EP&A Act, in that it promotes the orderly and economic use and development of land.
- Being located within the expanding St Leonards Centre and near the St Leonards Transport Interchange, the proposal is situated on a strategic site that is well serviced with excellent transport connections, various employment opportunities and an abundance of social infrastructure and amenities, therefore making it an ideal site to redevelop into a mixed-use building with residential, commercial, and retail land-uses.
- The proposal is consistent with the aims and objectives of the St Leonards and Crows Nest 2036 Plan and proposes the following amendments to the North Sydney LEP 2013 to give effect to that document:
 - Increase the building height control to 44m (12 storeys), exclusive of rooftop structures;
 - Increase the minimum non-residential FSR control to 1:1 on both sites;
 - Establish an overall maximum Floor Space Ratio (FSR) control of 4:1; and
 - Introduce a new site-specific control to allow specific and localised exceedances to the Height of Building control, relating to lift overrun and rooftop plant.
- The proposal will deliver a through site link in the western part of the site at 71-89 Chandos Street, connecting Chandos Street to Atchison Lane, which will provide public benefit to the local community by increasing pedestrian and bicycle connectivity in the area.
- The Reference Design has demonstrated that a development of the density proposed in this application can be accommodated on the site without unacceptable environmental impacts on existing residents or the local road network.
- The planning proposal is consistent with the applicable SEPP's and Ministerial Directions.

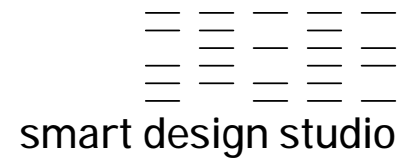
In light of the above, we would have no hesitation in recommending that the planning proposal proceed through the Gateway to public exhibition.



DRAWING LIST

SHEET NUMBER	SHEET NAME	REV
PP001	DRAWING LIST	B
PP002	DEVELOPMENT SUMMARY	B
PP003	LOCATION PLAN	B
PP004	SITE PLAN	B
PP005	SETBACK DIAGRAM	B
PP100	GROUND - OVERALL	B
PP101	LEVEL 01 - OVERALL	B
PP102	LEVEL 02 - OVERALL	B
PP103	LEVEL 03 - OVERALL	B
PP104	LEVEL 04 - OVERALL	B
PP105	LEVEL 05 (L06 SIM) - OVERALL	B
PP107	LEVEL 07 - OVERALL	B
PP108	LEVEL 08 (L09-L11 SIM) - OVERALL	B
PP112	LEVEL 12 - OVERALL	B
PP151	BASEMENT 1	B
PP152	BASEMENT 2	B
PP400	NORTH ELEVATION	B
PP401	SOUTH ELEVATION	B
PP402	EAST & WEST ELEVATION	B
PP450	SECTION A-A	B
PP451	SECTION B-B	B
PP501	SHADOW DIAGRAMS - 21st JUNE	B
PP502	SHADOW DIAGRAMS - 21st JUNE	B
PP503	SHADOW DIAGRAMS - 20th MARCH	B
PP504	SHADOW DIAGRAMS- 22nd SEPT	B
PP505	ATCHINSON LANE SHADOW STUDY	B
PP506	ATCHINSON LANE SHADOW STUDY	B
PP507	ATCHINSON LANE SHADOW STUDY	B
PP508	OXLEY ST SHADOW STUDY	B
PP518	SUN EYE VIEWS SHEET 1	B
PP519	SUN EYE VIEWS SHEET 2	B
PP520	COMMUNAL OPEN SPACE	B
PP521	NON-RESIDENTIAL GFA PLANS	B
PP522	RESIDENTIAL GFA PLANS SHEET 1	B
PP523	RESIDENTIAL GFA PLANS SHEET 2	B

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022



14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DISCLAIMER
SMART DESIGN STUDIO HAVE BEEN ENGAGED
TO MAKE AMENDMENTS TO THE PLANNING
PROPOSAL FOR 71-89 CHANDOS ST
ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS



PROJECT
2126 CHANDOS 71-89
DRAWN SENIOR QA APP'D
AW CM HS

DWG TITLE
DRAWING LIST
DWG NO REV
PP001 B

project
CHANDOS 71-89 REVISED PP - SITE 3
 Areas shown are approximate and subject to change.
 Site area (m2): 2467

rev date project number
 F 07.07.22 2126

APARTMENT MIX						
LEVEL	STUDIO	1B	2B	3B	4B	TOTAL
B1						
GF						0
L1						0
L2	2		5	1	1	9
L3		2	2	2	2	8
L4	1	2	1	3	1	8
L5	1	4	1	3		9
L6	1	4	1	3		9
L7		1	3		1	5
L8		1		2	1	4
L9		1		2	1	4
L10		1		2	1	4
L11		1		2	1	4
TOTAL	5	17	13	20	9	64
%	8%	27%	20%	31%	14%	100%
DCP	10-20%	25-35%	35-45%	10-20%		

GFA			
LEVEL	NON-R	RESI	TOTAL
B1			
GF	1,293	138	1,431
L1	1,174	0	1,174
L2		1,049	1,049
L3		987	987
L4		869	869
L5		824	824
L6		824	824
L7		598	598
L8		528	528
L9		528	528
L10		528	528
L11		528	528
TOTAL	2,467	7,401	9,868
FSR	1	3	4
SITE	2,467	m2	

ADG			
LEVEL	X-vent	Sun	No sun
B1			
GF			
L1			
L2	6	5	2
L3	6	5	2
L4	6	5	2
L5	6	7	2
L6	6	7	
L7	5	5	
L8	3	4	
L9		4	
L10		4	
L11		4	
TOTAL	38	50	8
%	60%	78%	13%
	60% min	70% min	15% max

CAR & MOTORBIKE PARKING				
RESIDENTIAL				
Unit type	No. units	Max rate	Max spaces	Proposed
Studio	5	0.25 per unit	1.3	
1B	17	0.25 per unit	4.3	
2B	13	0.5 per unit	6.5	
3B	20	0.5 per unit	10.0	
4B	9	0.5 per unit	4.5	
SUB-TOTAL	64		26.5	27
COMMERCIAL				
Use	GFA (m2)	Max rate	Max spaces	Proposed
Office	1,189	1 per 400m2	3.0	
Food & Bev	1,278	1 per 50m2	25.6	
SUB-TOTAL	2,467		28.6	29
TOTAL				56
RESI MOTORBIKES				
	Max rate	Max spaces	Proposed	
	1 per 10 cars	2.7	3	

BICYCLES				
RESIDENTIAL				
Unit type	No. units	Required	Required	Proposed
Resident	64	1 per unit	64.0	64
Visitor		1 per 10 units	6.4	7
SUB-TOTAL			70.4	71
COMMERCIAL				
Use	GFA (m2)	Min rate	Max spaces	Proposed
OFFICE				
Staff	1,189	1 per 150m2	7.9	8
Visitor		1 per 400m2	3.0	3
SHOP/ F&B				
Staff	1,278	1 per 250m2	5.1	6
Visitor	2+ 1 per 100m2 over 100m2		13.8	14
SUB-TOTAL			29.8	30
TOTAL				101

*LUIP 2036 FSR CONTROLS : 4:1 FSR Incl. 1:1 Non-Resi FSR

project
CHANDOS 71-89 EXISTING PP - SITE 3
 Areas shown are approximate and subject to change.
 Areas shown are based on preliminary work-in-progress plans
 Site area (m2): 2467

rev date project number
 E 11.03.22 2126

APARTMENT MIX						
LEVEL	STUDIO	1B	2B	3B	4B	TOTAL
B1						
GF						
L1	2	1	2	2		7
L2	3	1	3	2		9
L3	3	1	3	2		9
L4	1	2	2	3		8
L5	1	4	2	2		9
L6	1	4	2	2		9
L7		2	3		1	6
L8		3	1		1	5
L9		2	1		2	5
L10		2	1		2	5
L11		2	1	1		4
TOTAL	11	24	21	14	6	76
%	14%	32%	28%	18%	8%	100%
DCP	10-20%	25-35%	35-45%	10-20%		

GFA			
LEVEL	NON-R	RESI	TOTAL
B1	30		30
GF	1,357	110	1,449
L1	359	700	1,242
L2	361	844	1,244
L3	360	844	1,244
L4		784	837
L5		767	789
L6		767	789
L7		588	577
L8		530	525
L9		538	525
L10		538	525
L11		391	525
TOTAL	2,467	7,401	9,868
FSR	1	3	4
SITE	2,467	m2	

ADG			
LEVEL	X-vent	Sun	No sun
B1			
GF			
L1	4	5	1
L2	5	5	1
L3	5	6	1
L4	6	5	1
L5	6	7	1
L6	6	7	1
L7	6	5	
L8	5	4	
L9		5	
L10		5	
L11		4	
TOTAL	43	58	6
%	57%	76%	8%
	60% min	70% min	15% max

CAR & MOTORBIKE PARKING				
RESIDENTIAL				
Unit type	No. units	Max rate	Max spaces	Proposed
Studio	11	0.25 per unit	2.8	
1B	24	0.25 per unit	6.0	
2B	21	0.5 per unit	10.5	
3B	14	0.5 per unit	7.0	
4B	6	0.5 per unit	3.0	
SUB-TOTAL	76		29.3	29
COMMERCIAL				
Use	GFA (m2)	Max rate	Max spaces	Proposed
Non-res	1,136	1 per 400m2	2.8	
Food & Bev	1,331	1 per 50m2	26.6	
SUB-TOTAL	2,467		29.5	29
TOTAL			58.7	58
RESI MOTORBIKES				
	Max rate	Max spaces	Proposed	
	1 per 10 cars	2.9	3	

BICYCLES				
RESIDENTIAL				
Unit type	No. units	Required	Required	Proposed
Resident	76	1 per unit	76.0	76
Visitor		1 per 10 units	7.6	8
SUB-TOTAL			83.6	84
COMMERCIAL				
Use	GFA (m2)	Min rate	Max spaces	Proposed
OFFICE				
Staff	1,136	1 per 150m2	7.6	2
Visitor		1 per 400m2	2.8	1
SHOP/ F&B				
Staff	1,331	1 per 250m2	5.3	54
Visitor	2+ 1 per 100m2 over 100m2		14.3	15
SUB-TOTAL			30.0	72
TOTAL				156

*LUIP 2036 FSR CONTROLS : 4:1 FSR Incl. 1:1 Non-Resi FSR

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

NOT SUBJECT TO THIS
PLANNING PROPOSAL

55-69 CHANDOS ST
SITE AREA : 1774.7m2

(LEC & DA APPROVALS)



SUBJECT OF THIS PLANNING
PROPOSAL

NORTHERN SITE
71-89 CHANDOS ST
SITE AREA : 2,467m2

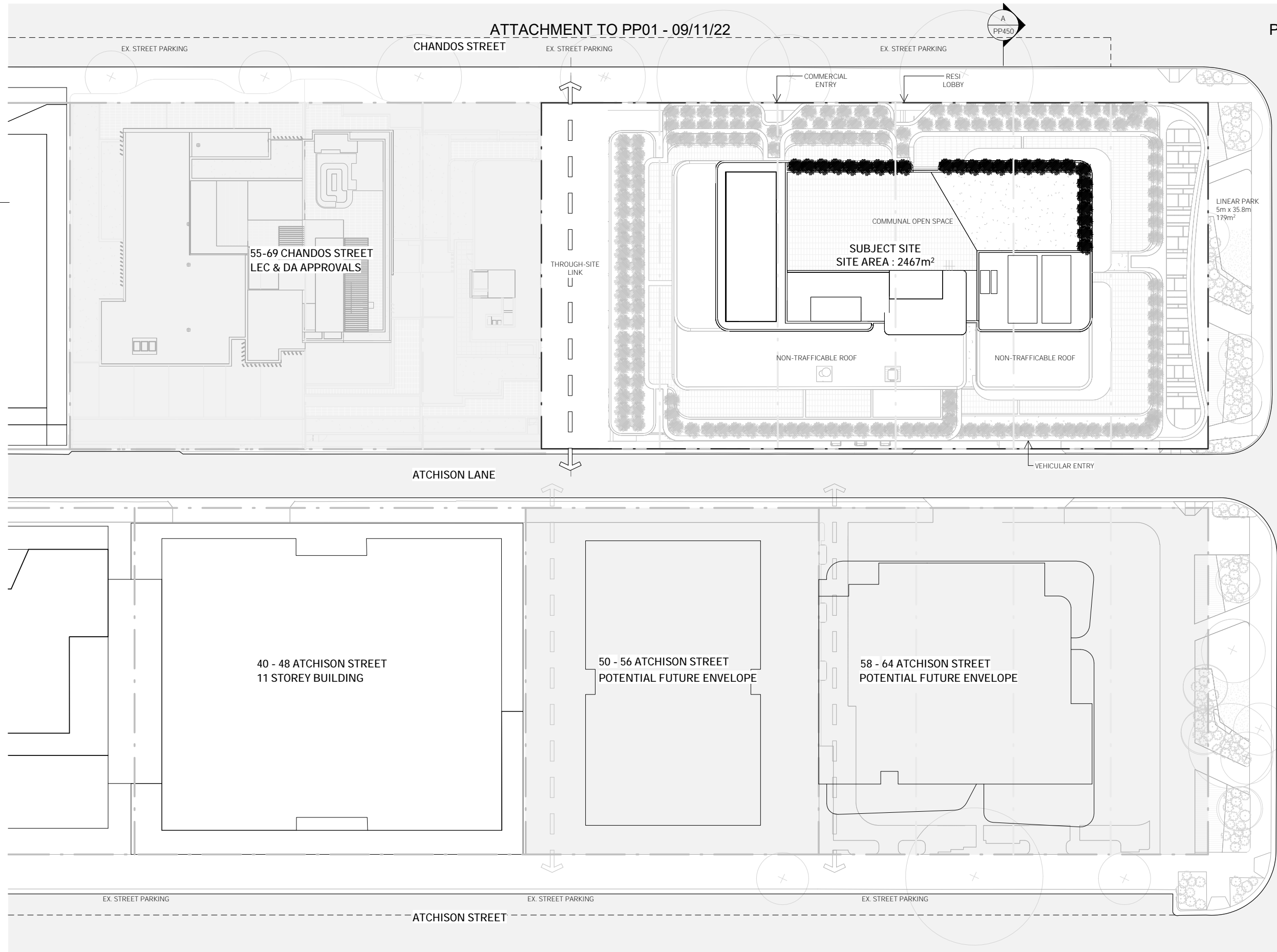
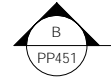
NOT SUBJECT TO THIS
PLANNING PROPOSAL

SOUTHERN SITE
58-64 CHANDOS ST
SITE AREA : 1,441m2

(POTENTIAL FUTURE
DEVELOPMENT)

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

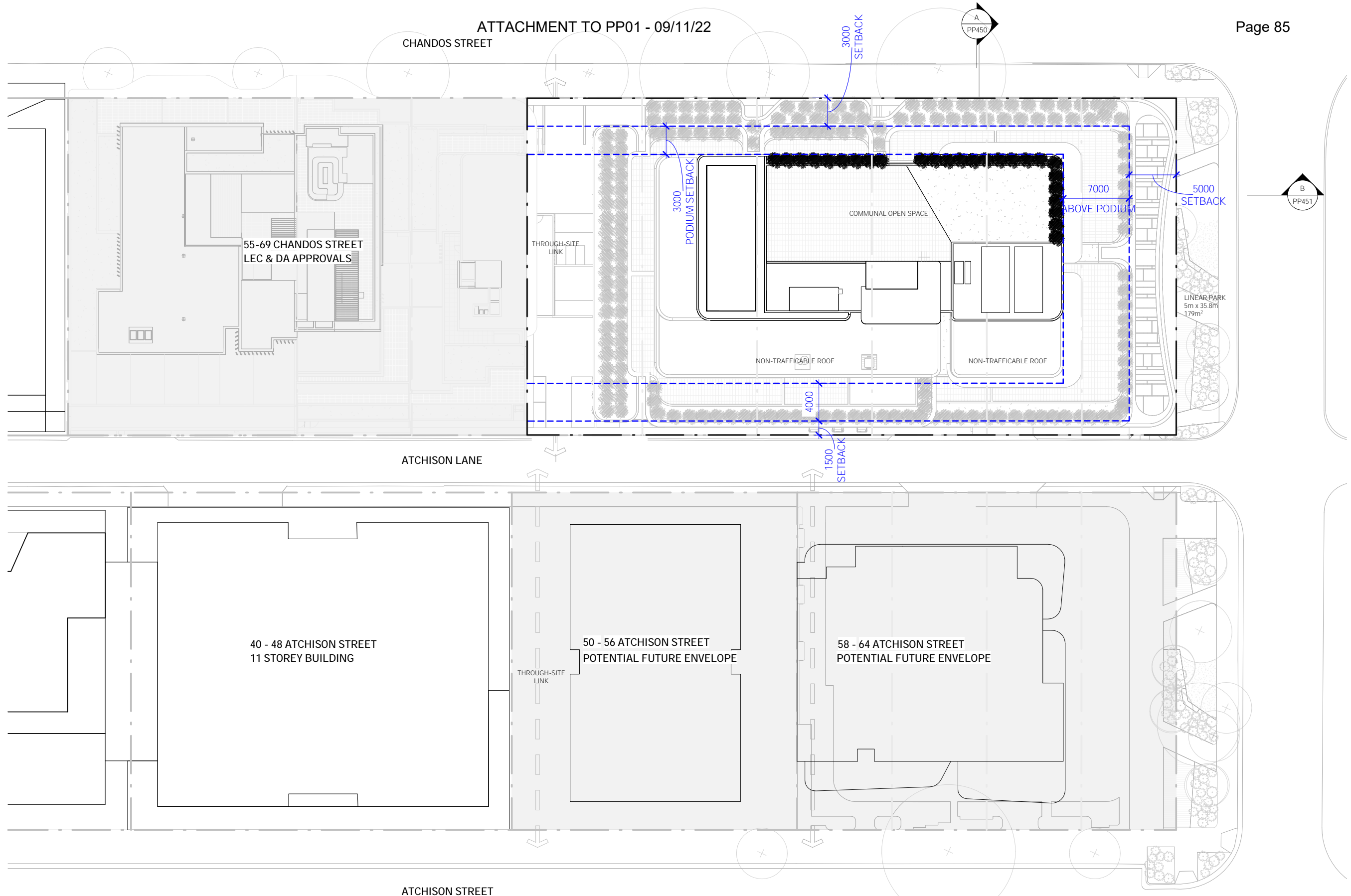
DO NOT SCALE DRAWINGS

SCALE
1:400 @ A3 UNO



PROJECT
2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

DWG TITLE
SITE PLAN
 DWG NO REV
 PP004 B



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

smart design studio
 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT



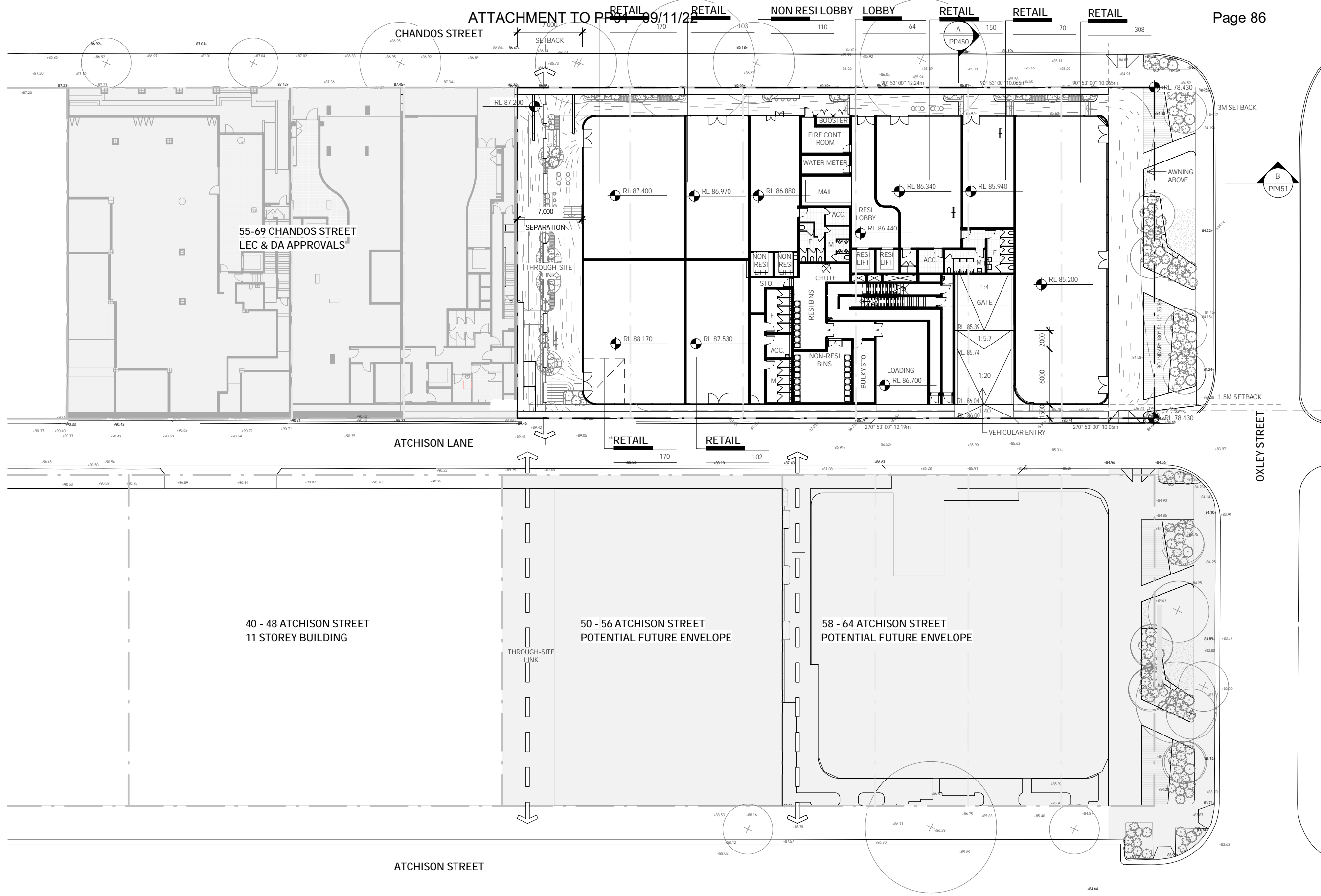
DO NOT SCALE DRAWINGS

SCALE
 1:100 @ A3 UNO

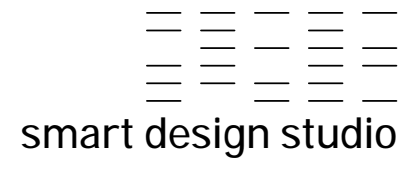


PROJECT
2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

DWG TITLE
SETBACK DIAGRAM
 DWG NO REV
 PP005 B



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022


 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

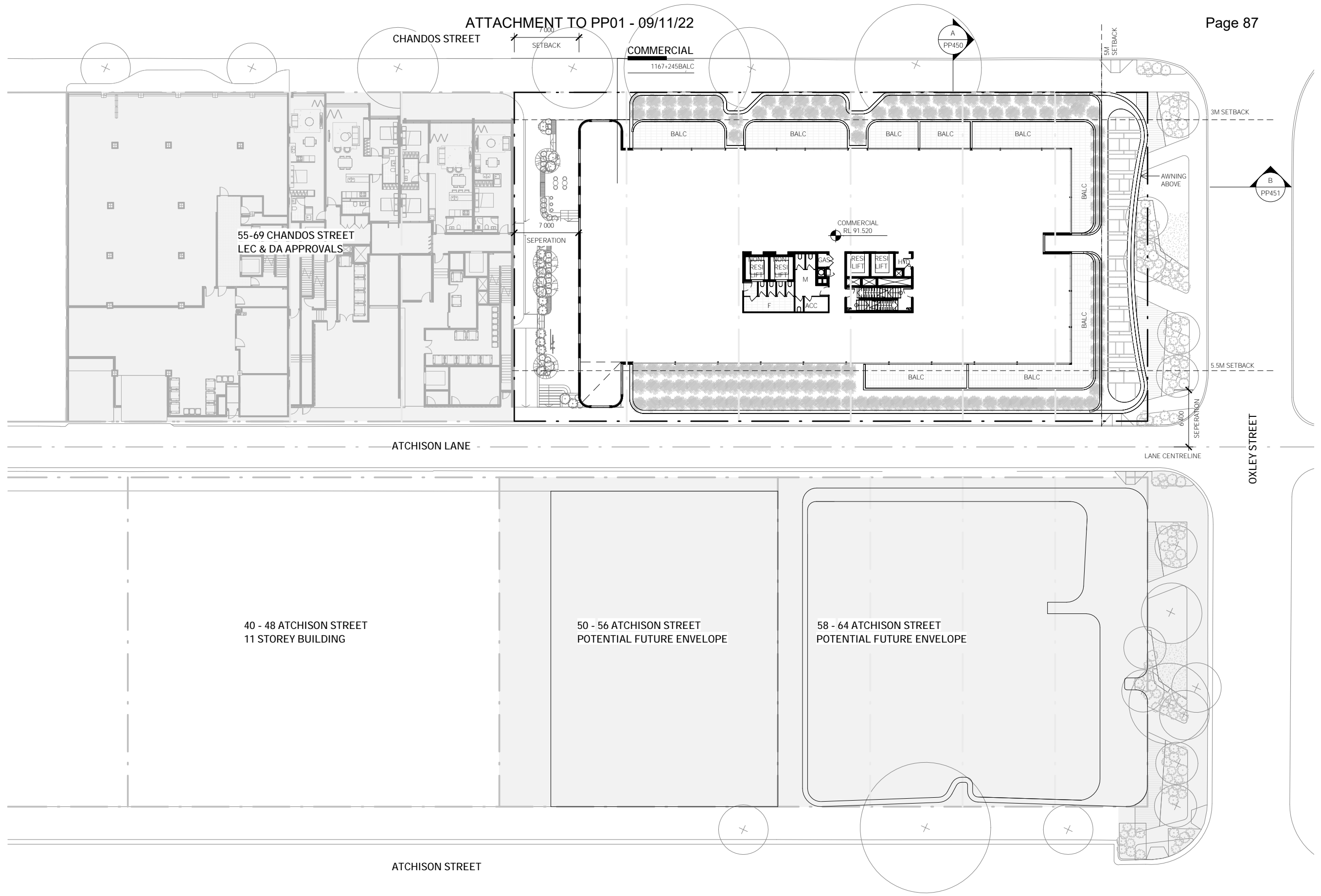
DO NOT SCALE DRAWINGS

SCALE
1:400 @ A3 UNO



PROJECT
2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
AW CM HS

DWG TITLE
GROUND - OVERALL
 DWG NO
PP100
 REV
B



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

smart design studio
 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

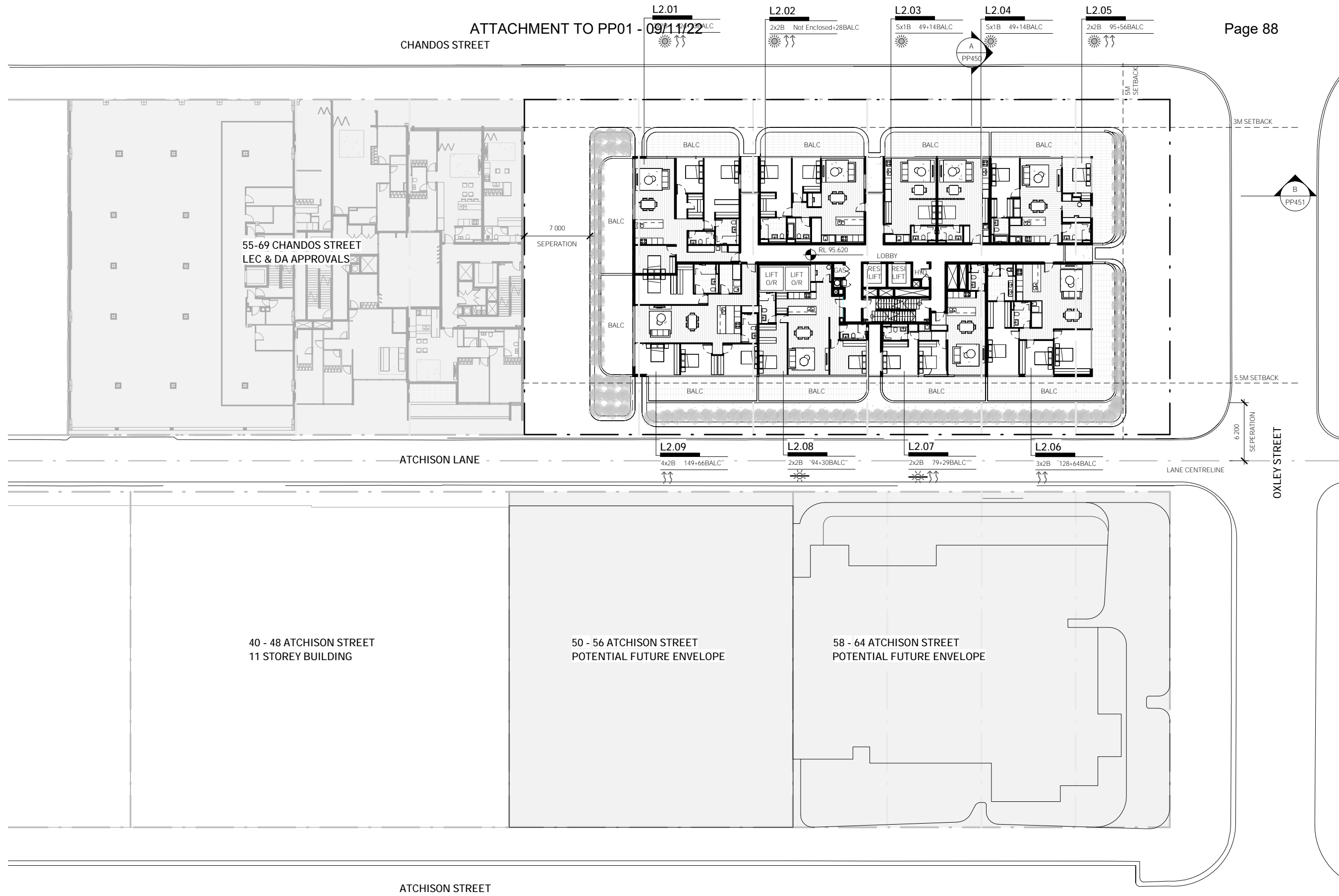
DO NOT SCALE DRAWINGS

SCALE
 1:400 @ A3 UNO



PROJECT
 2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

DWG TITLE
 LEVEL 01 - OVERALL
 DWG NO REV
 PP101 B



55-69 CHANDOS STREET
LEC & DA APPROVALS

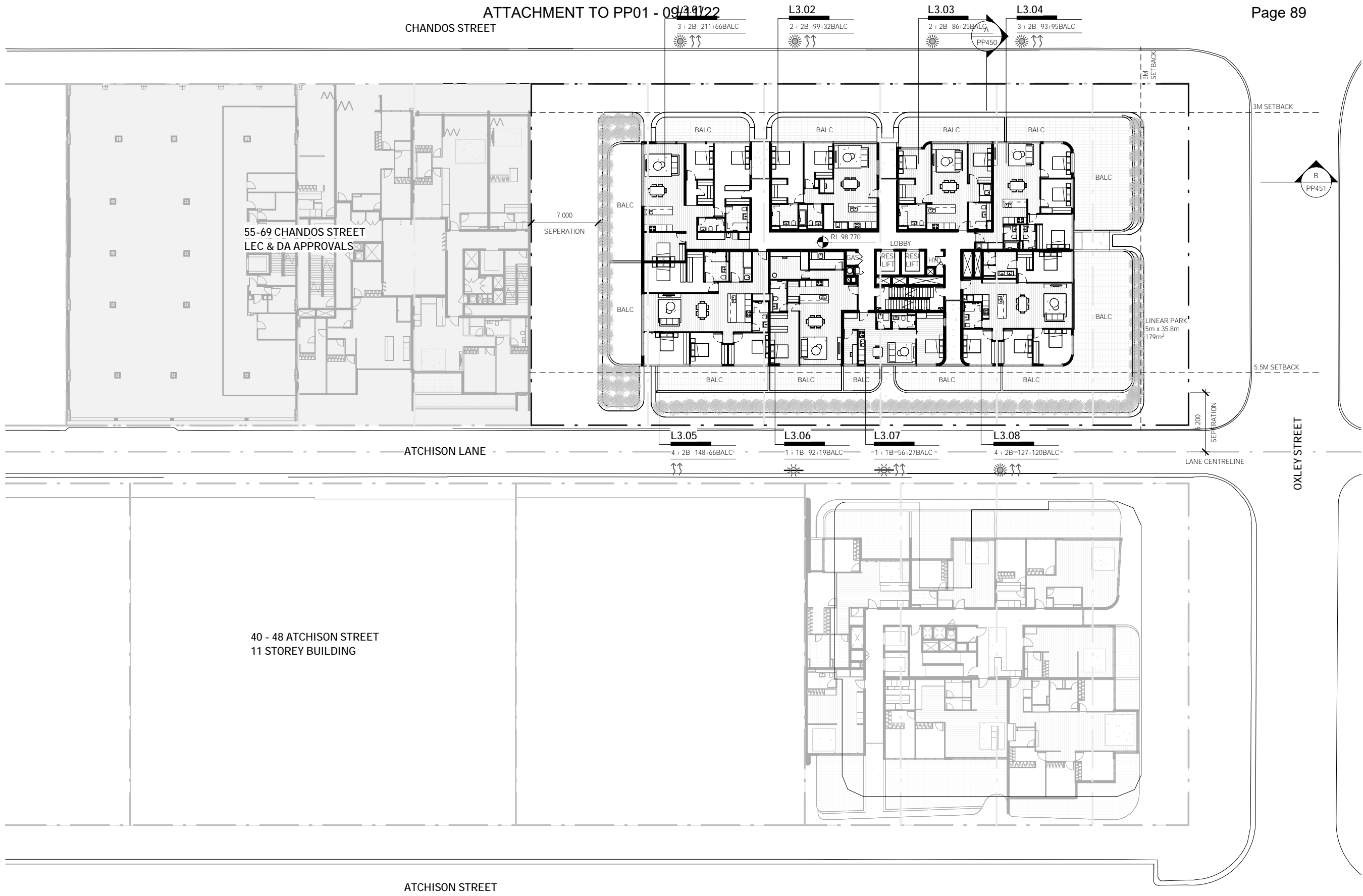
40 - 48 ATCHISON STREET
11 STOREY BUILDING

50 - 56 ATCHISON STREET
POTENTIAL FUTURE ENVELOPE

58 - 64 ATCHISON STREET
POTENTIAL FUTURE ENVELOPE

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

smart design studio
 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

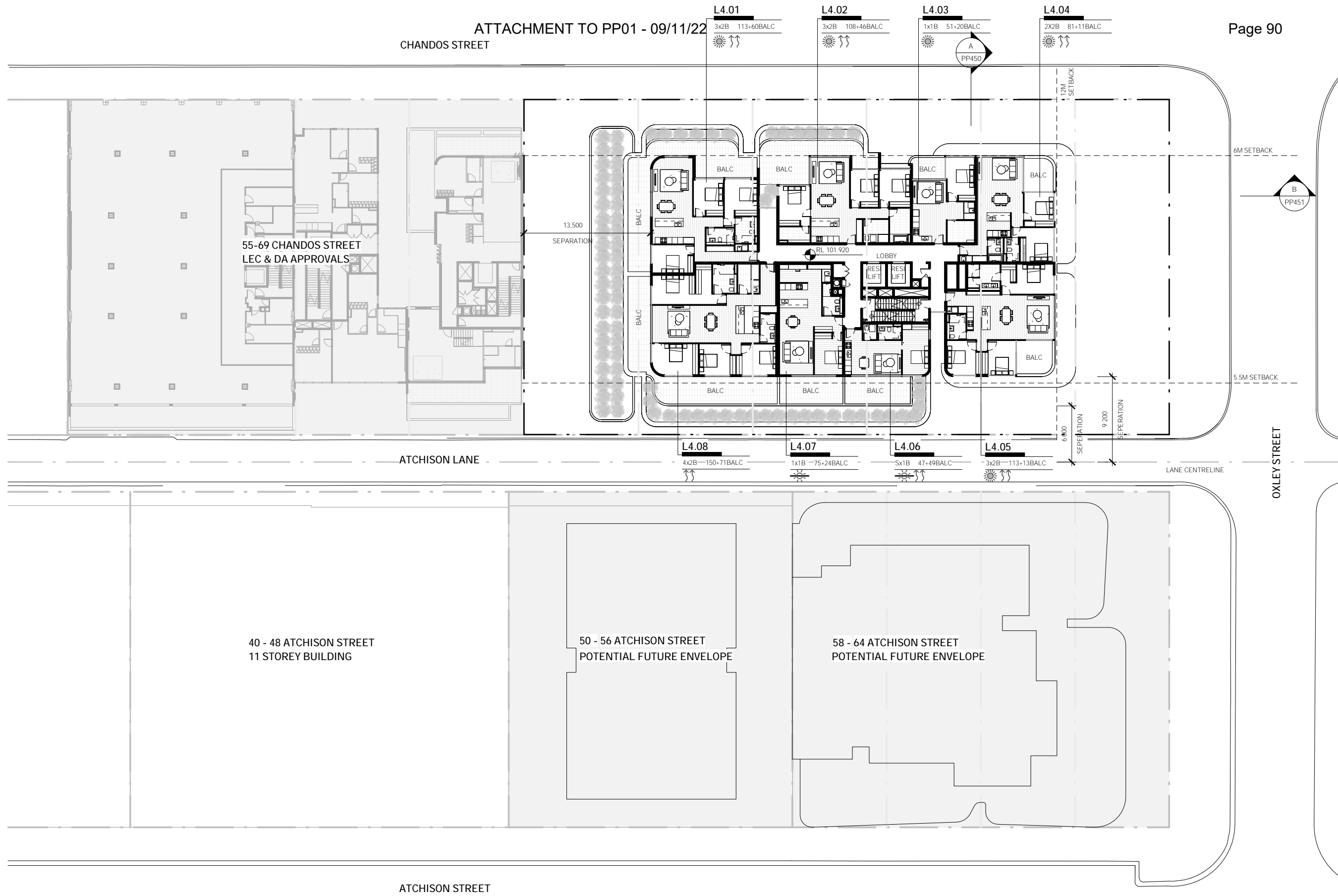
DO NOT SCALE DRAWINGS

SCALE
 1:400 @ A3 UNO



PROJECT
 2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

DWG TITLE
 LEVEL 03 - OVERALL
 DWG NO REV
 PP103 B



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

smart design studio
 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

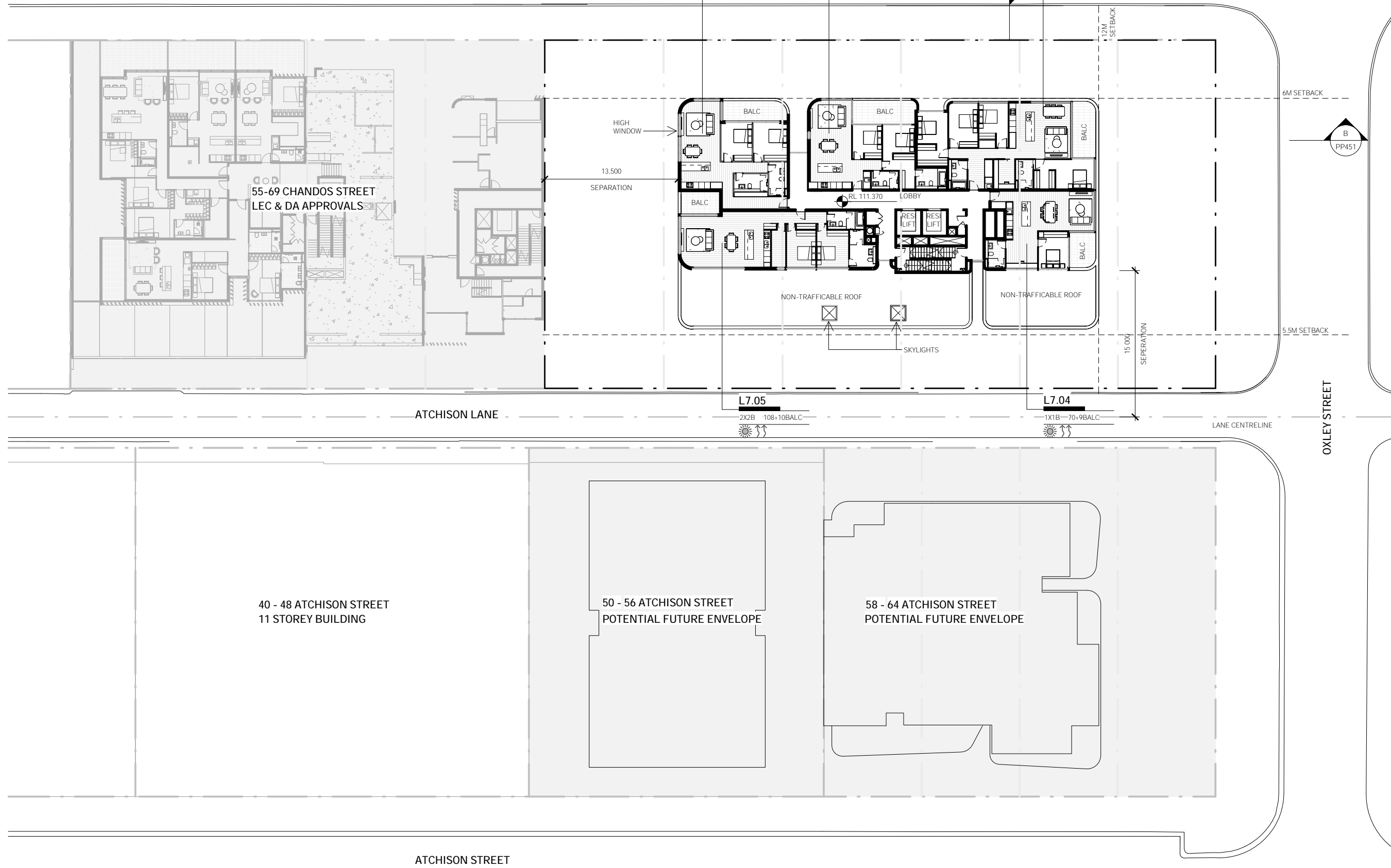
DO NOT SCALE DRAWINGS

SCALE
 1:400 @ A3 UNO



PROJECT
 2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

DWG TITLE
 LEVEL 05 (L06 SIM) - OVERALL
 DWG NO PP105
 REV B



55-69 CHANDOS STREET
 LEC & DA APPROVALS

40 - 48 ATCHISON STREET
 11 STOREY BUILDING

50 - 56 ATCHISON STREET
 POTENTIAL FUTURE ENVELOPE

58 - 64 ATCHISON STREET
 POTENTIAL FUTURE ENVELOPE

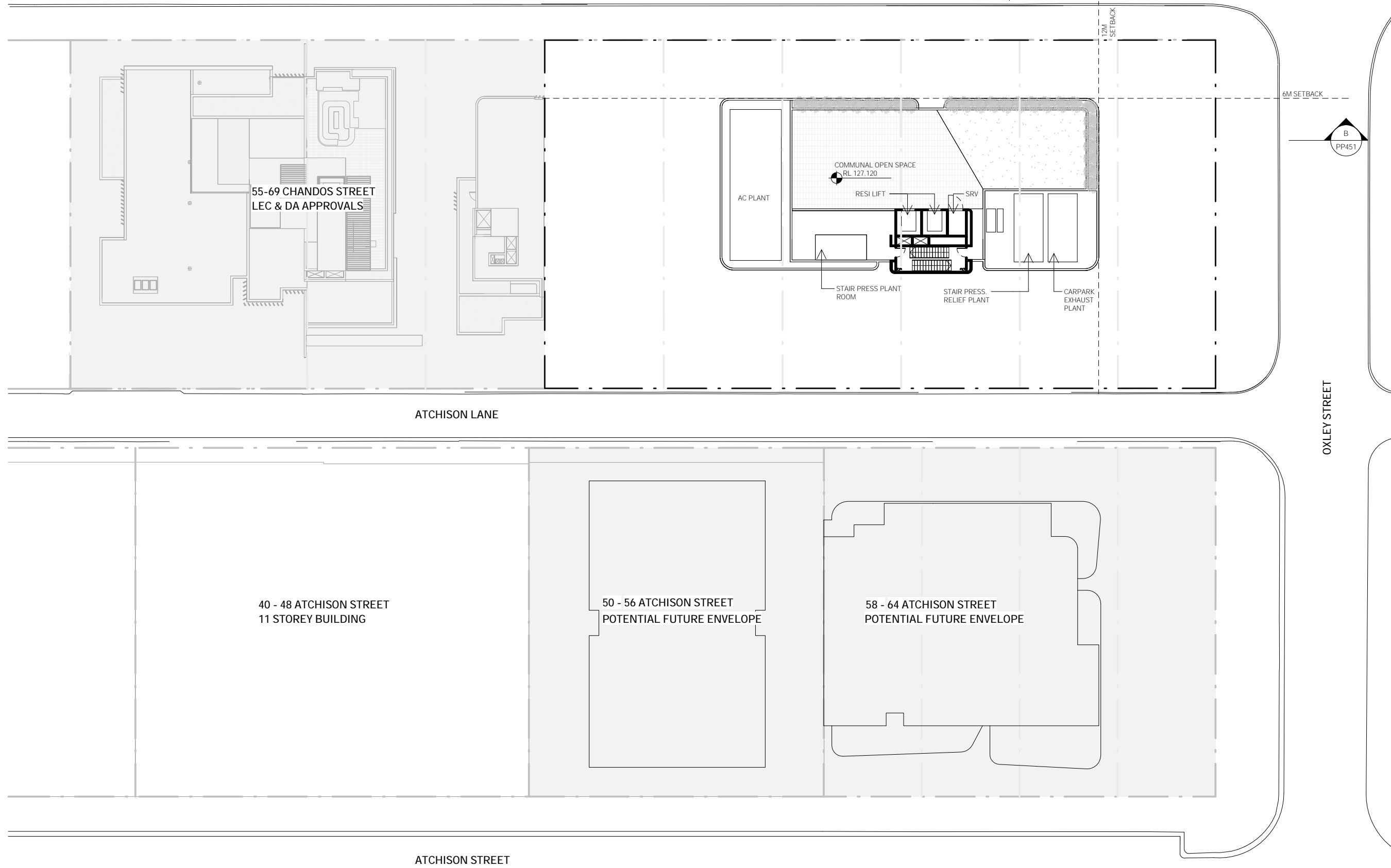
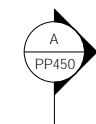
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





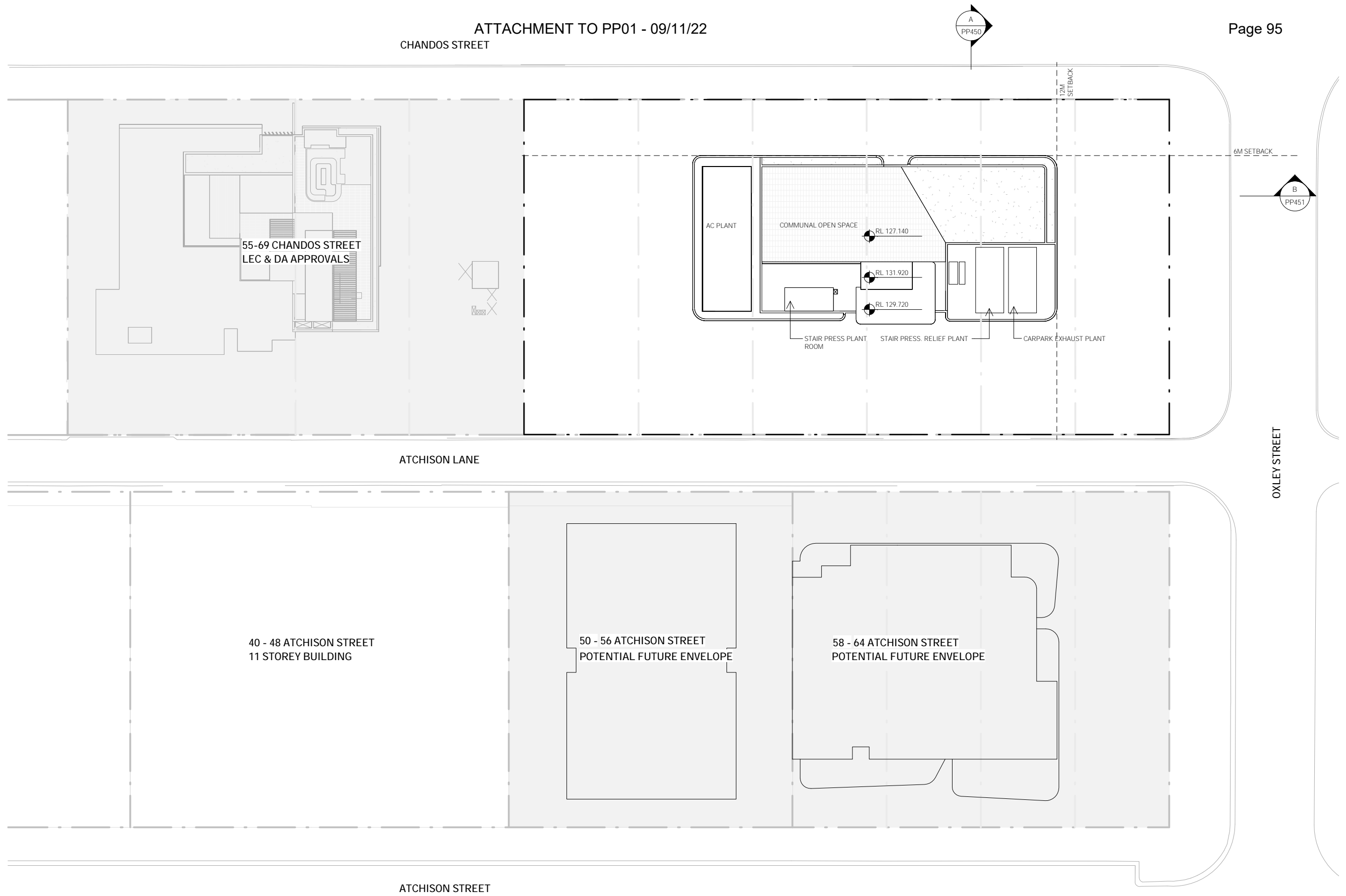
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





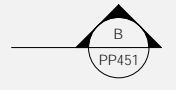
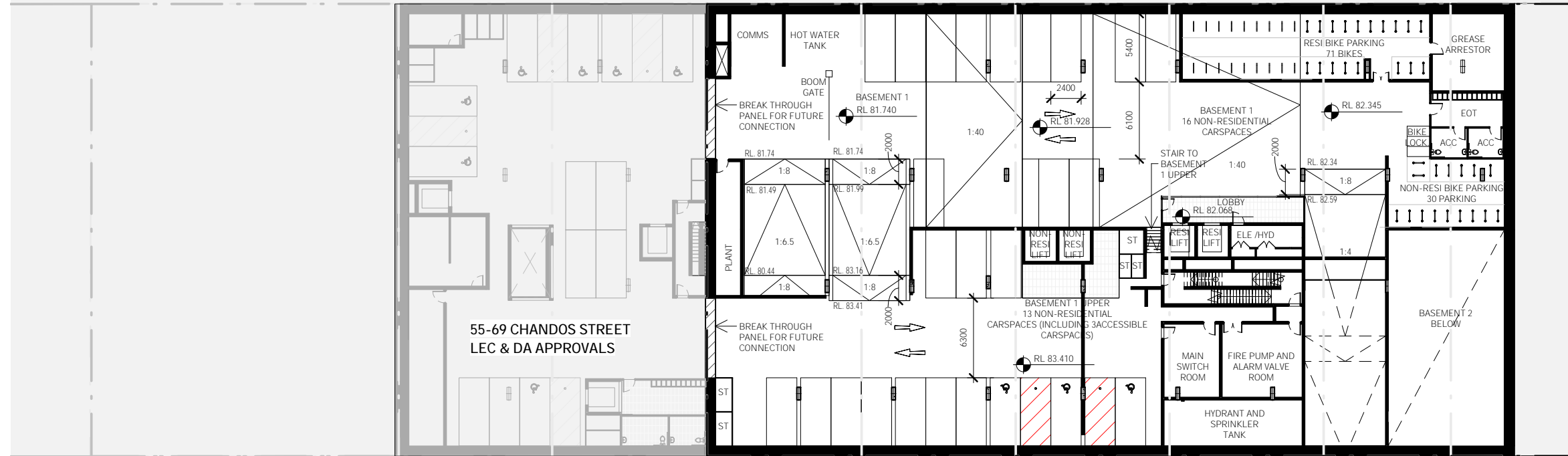
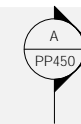
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





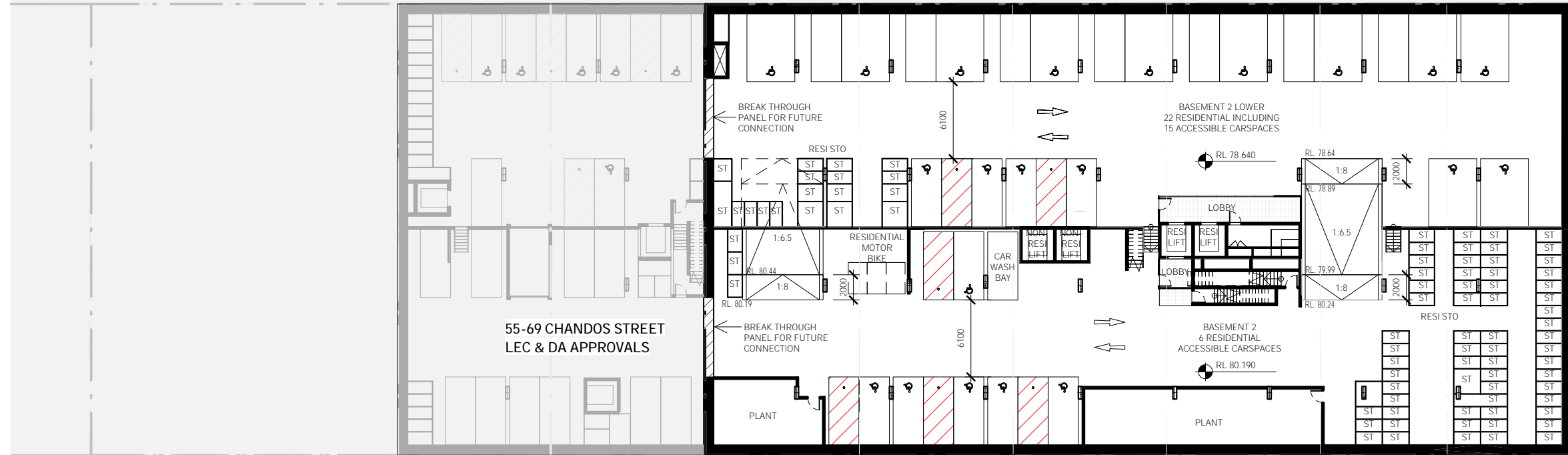
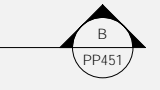
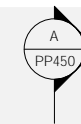
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022





ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

SCALE
1:400 @ A3 UNO



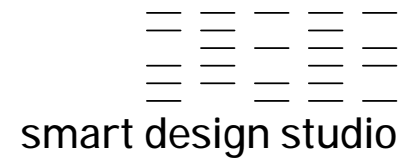
PROJECT
2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

DWG TITLE
BASEMENT 2
 DWG NO REV
 PP152 B



1 NORTH ELEVATION - CHANDOS STREET

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022


 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

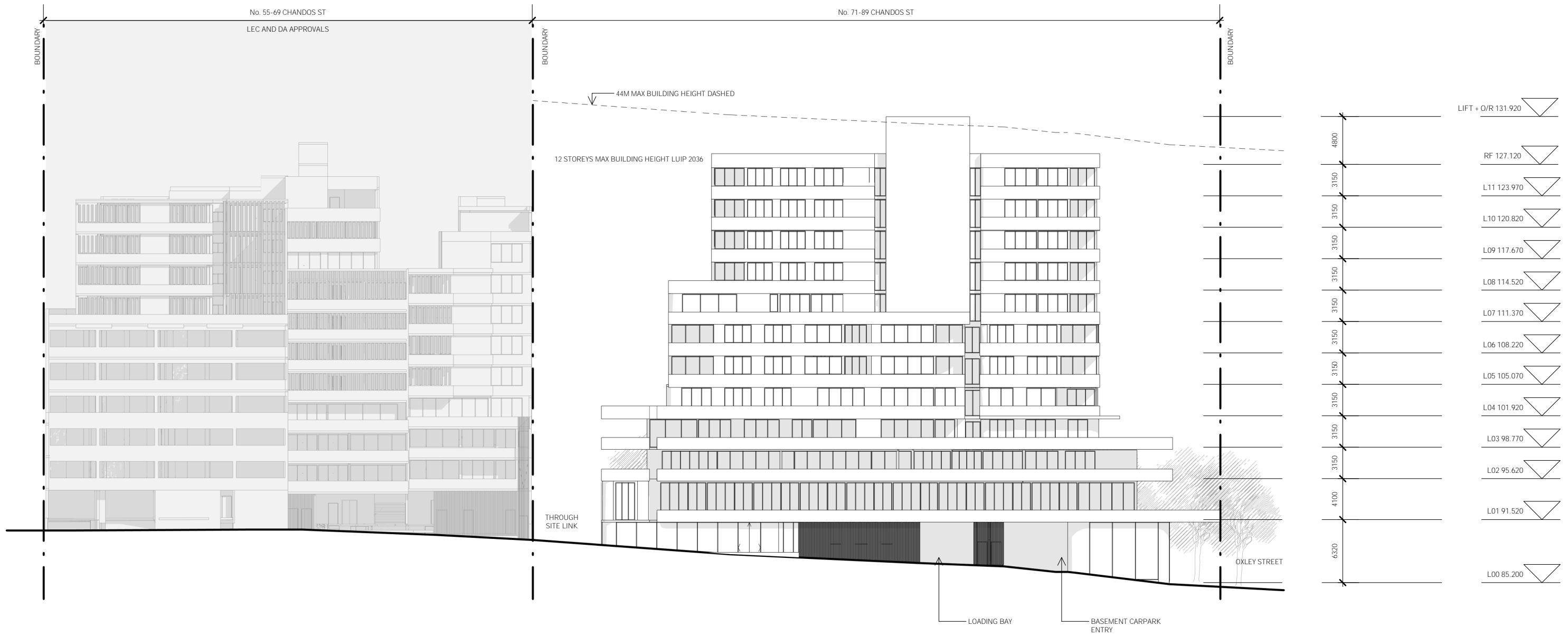
THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

SCALE
 1:400 @ A3 UNO

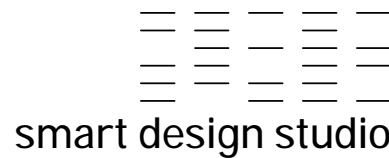
PROJECT
2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
AW CM HS

DWG TITLE
NORTH ELEVATION
 DWG NO REV
PP400 B



1 SOUTH ELEVATION - ATCHISON LANE

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022


 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

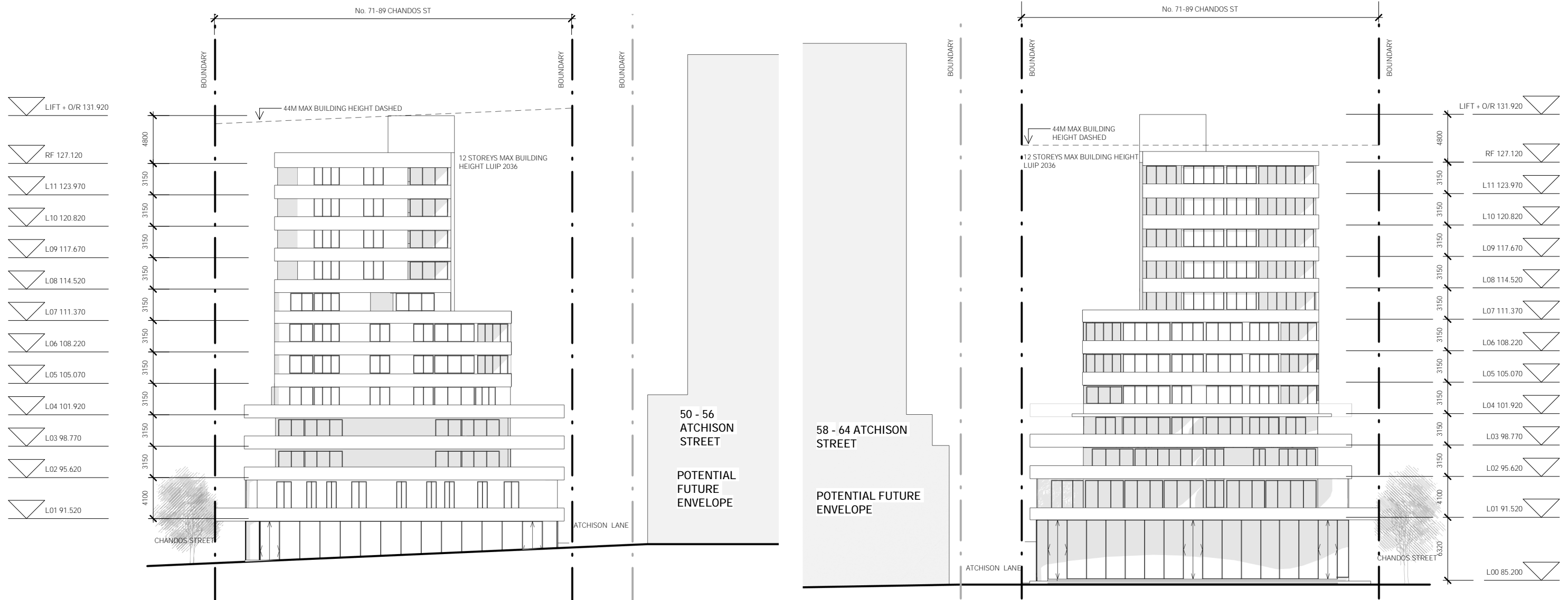
THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

SCALE
 1:400 @ A3 UNO

PROJECT
2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

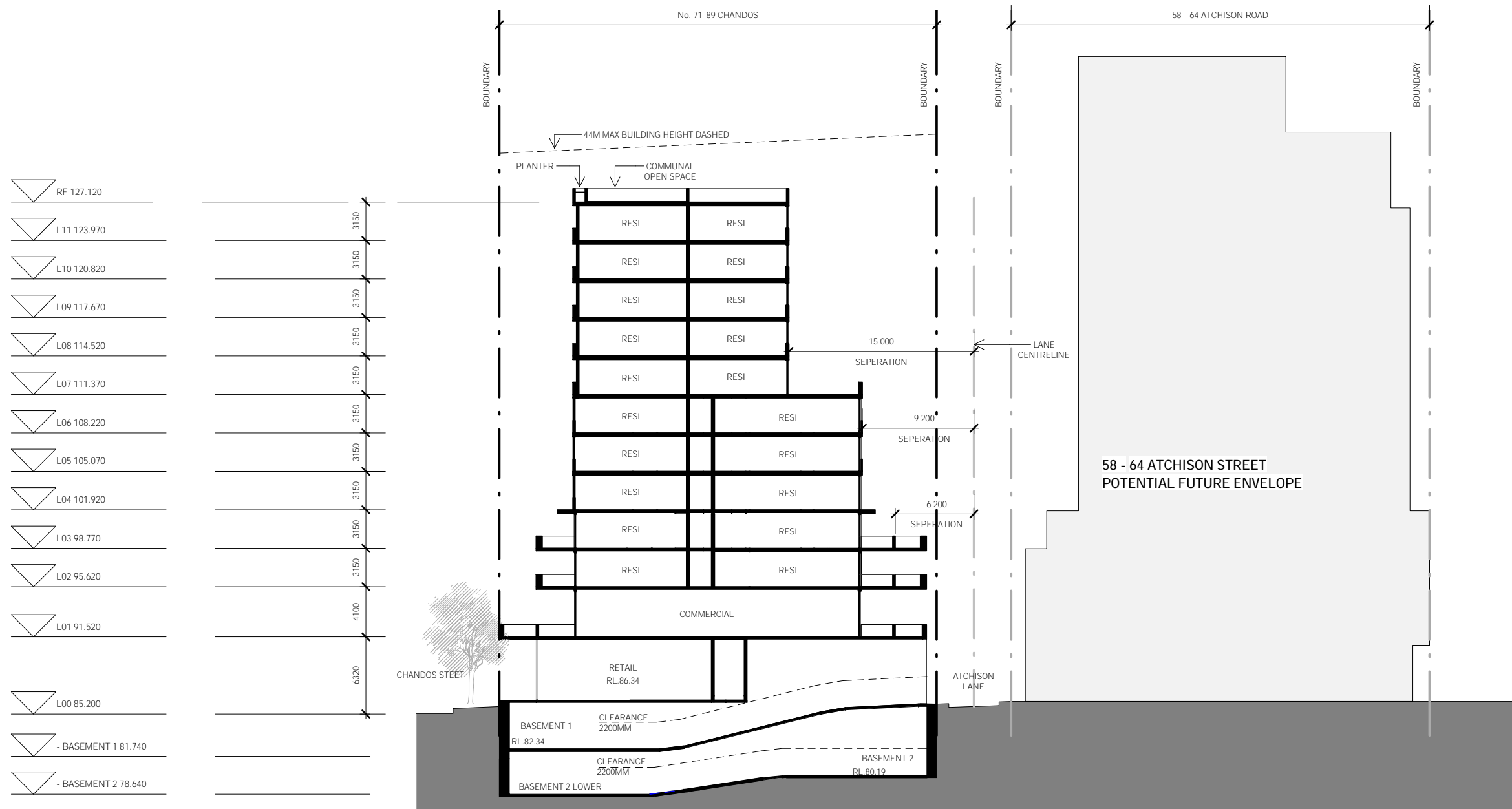
DWG TITLE
SOUTH ELEVATION
 DWG NO REV
 PP401 B



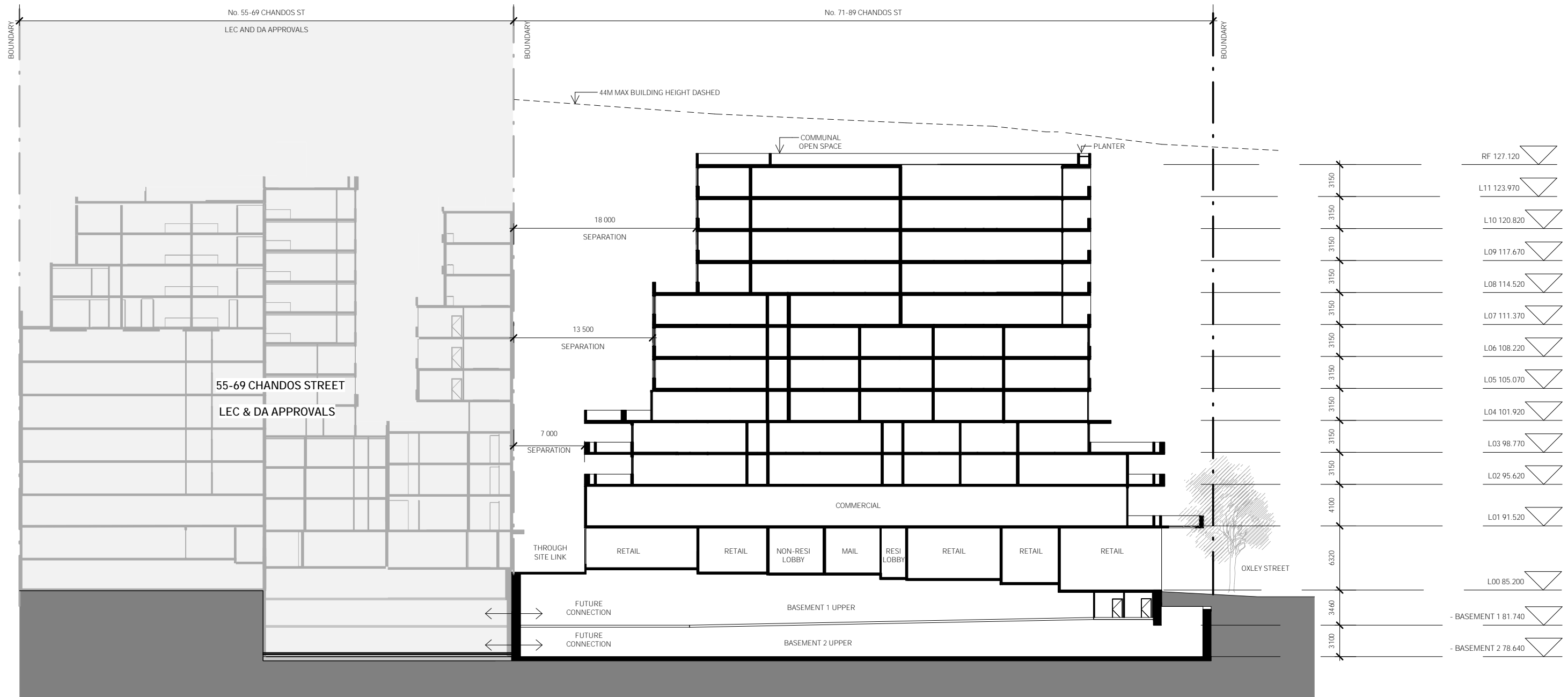
1 WEST ELEVATION THROUGH SITE LINK

2 EAST ELEVATION - OXLEY STREET

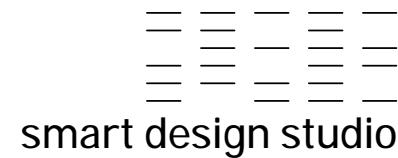
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022


 14 STOKES AVE
 ALEXANDRIA NSW 2015
 TEL +61 2 8332 4333
 NOM ARCH WILLIAM SMART 6381

DISCLAIMER
 SMART DESIGN STUDIO HAVE BEEN ENGAGED
 TO MAKE AMENDMENTS TO THE PLANNING
 PROPOSAL FOR 71-89 CHANDOS ST
 ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

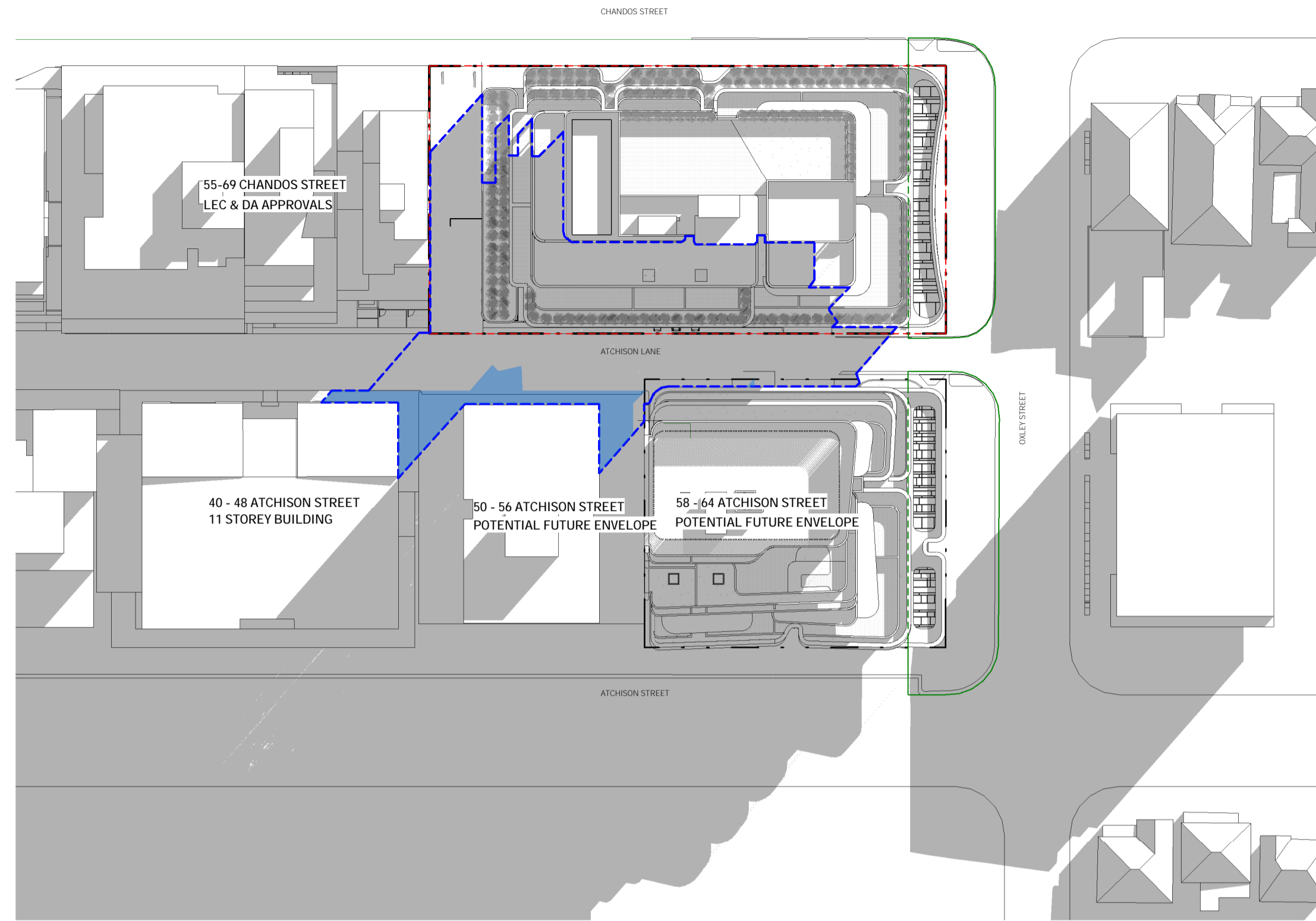
DO NOT SCALE DRAWINGS

 SCALE
 1:400 @ A3 UNO

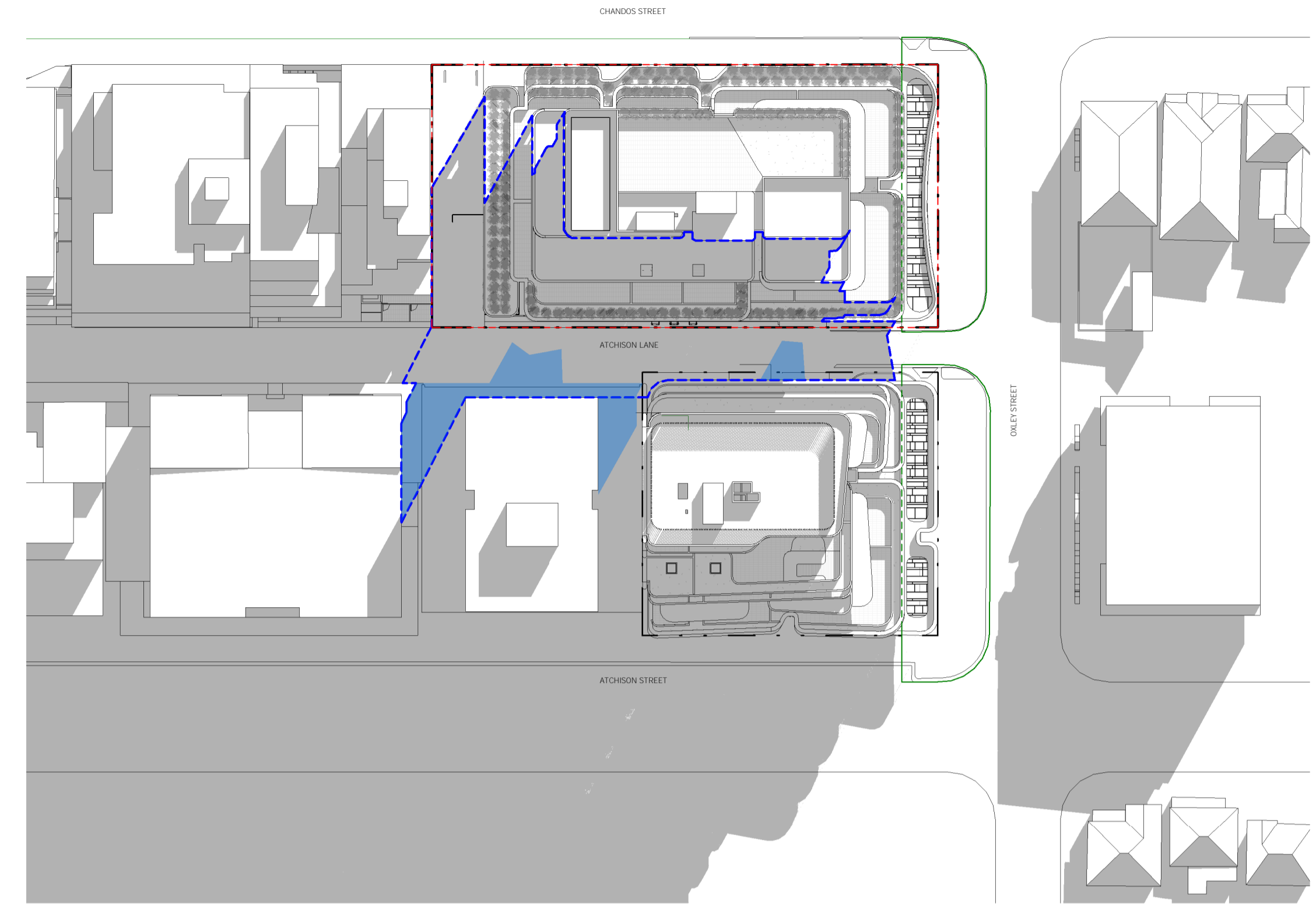
PROJECT
2126 CHANDOS 71-89
 DRAWN SENIOR QA APP'D
 AW CM HS

DWG TITLE
SECTION B-B
 DWG NO REV
 PP451 B

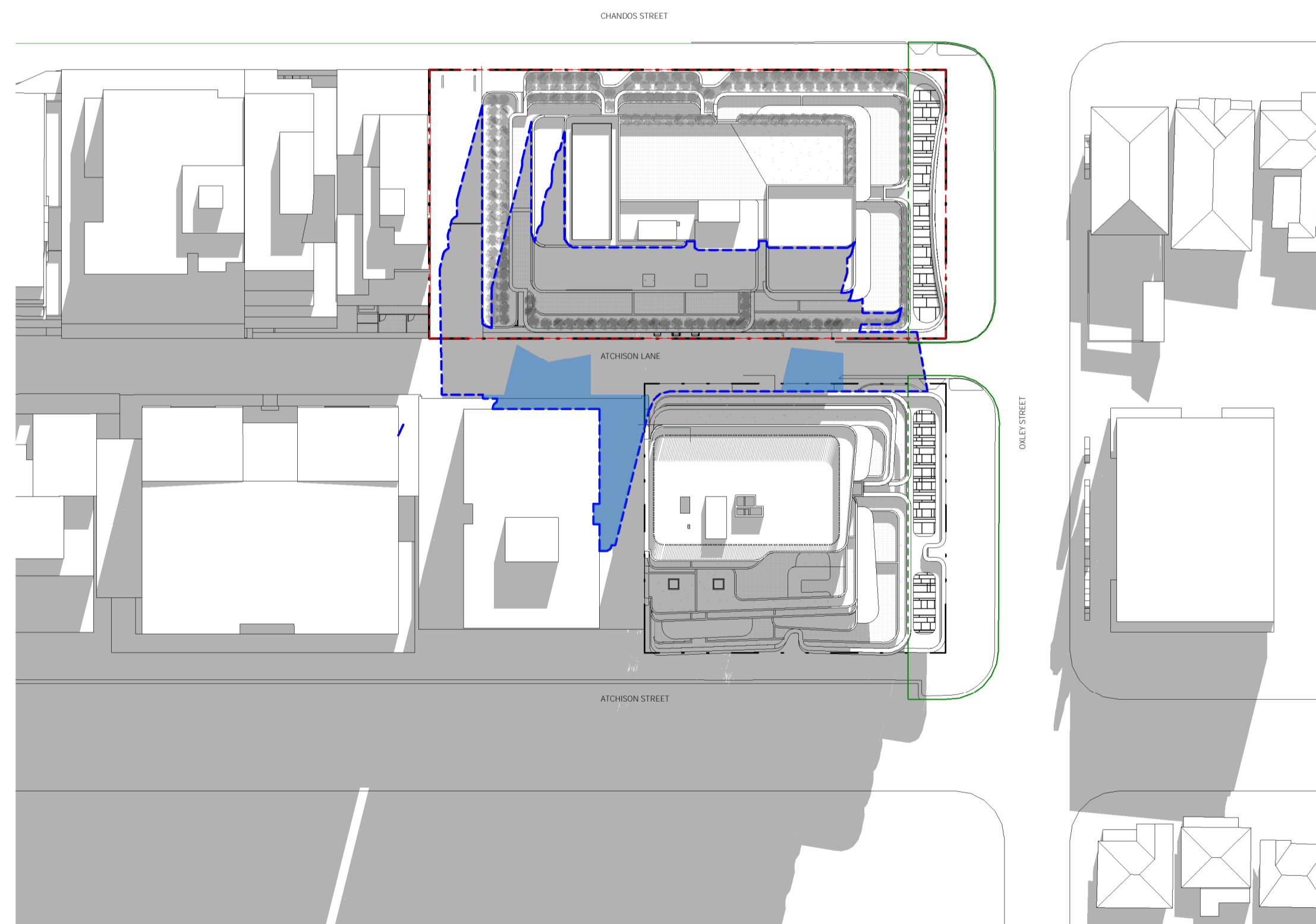
- LEGEND**
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



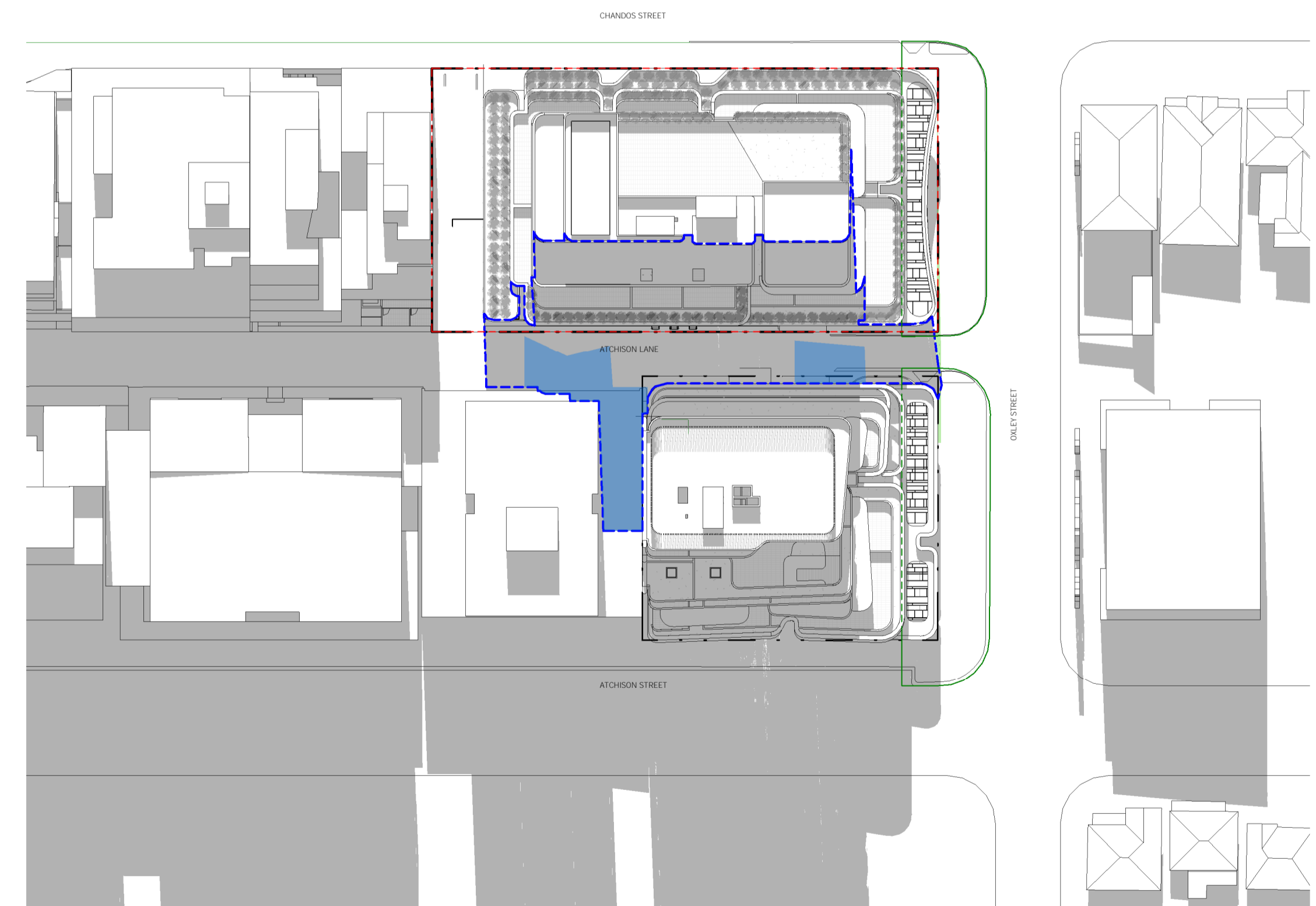
1 JUNE 21 PROPOSED - 0900



2 JUNE 21 PROPOSED - 1000



3 JUNE 21 PROPOSED - 1100

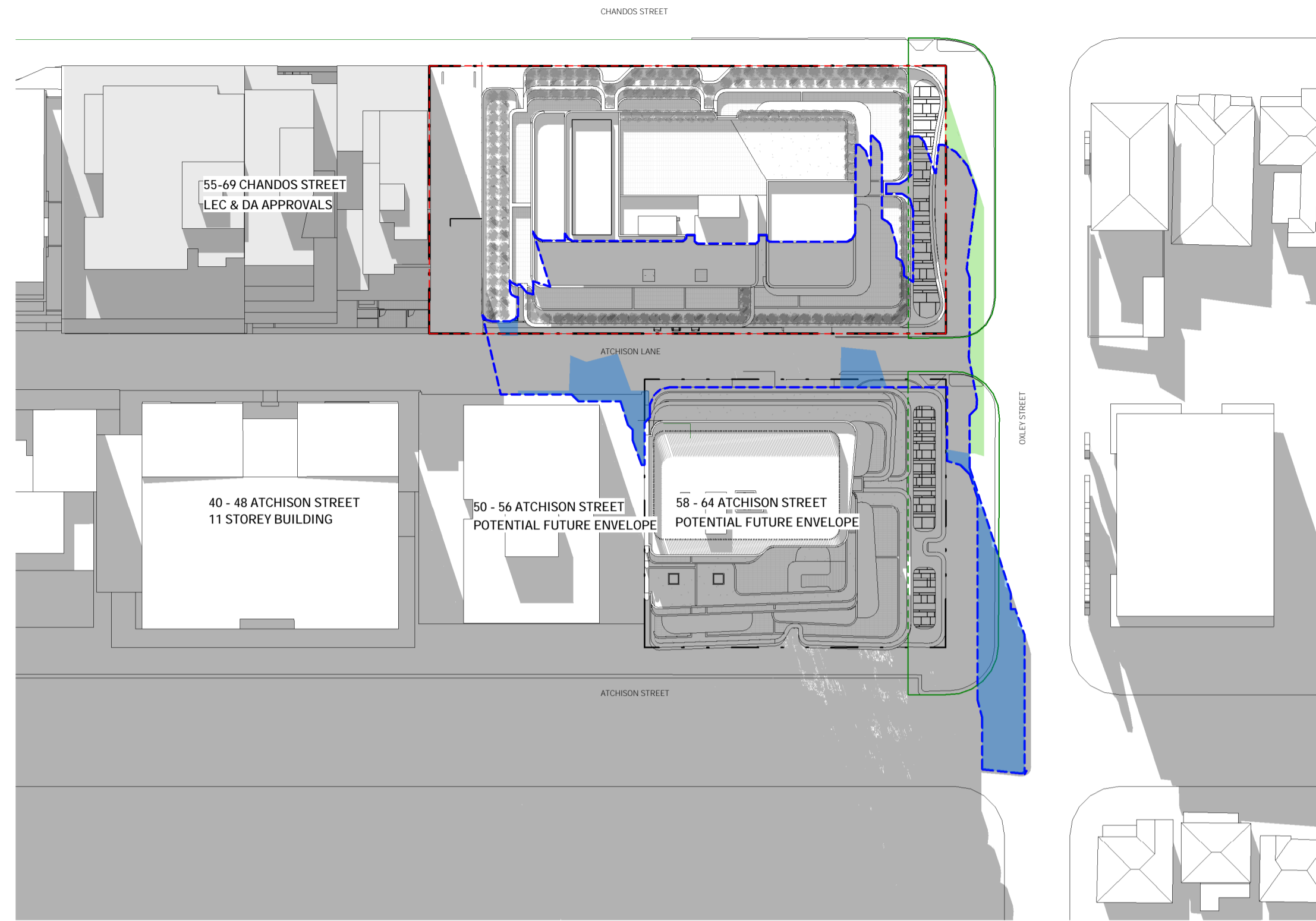


4 JUNE 21 PROPOSED - 1200

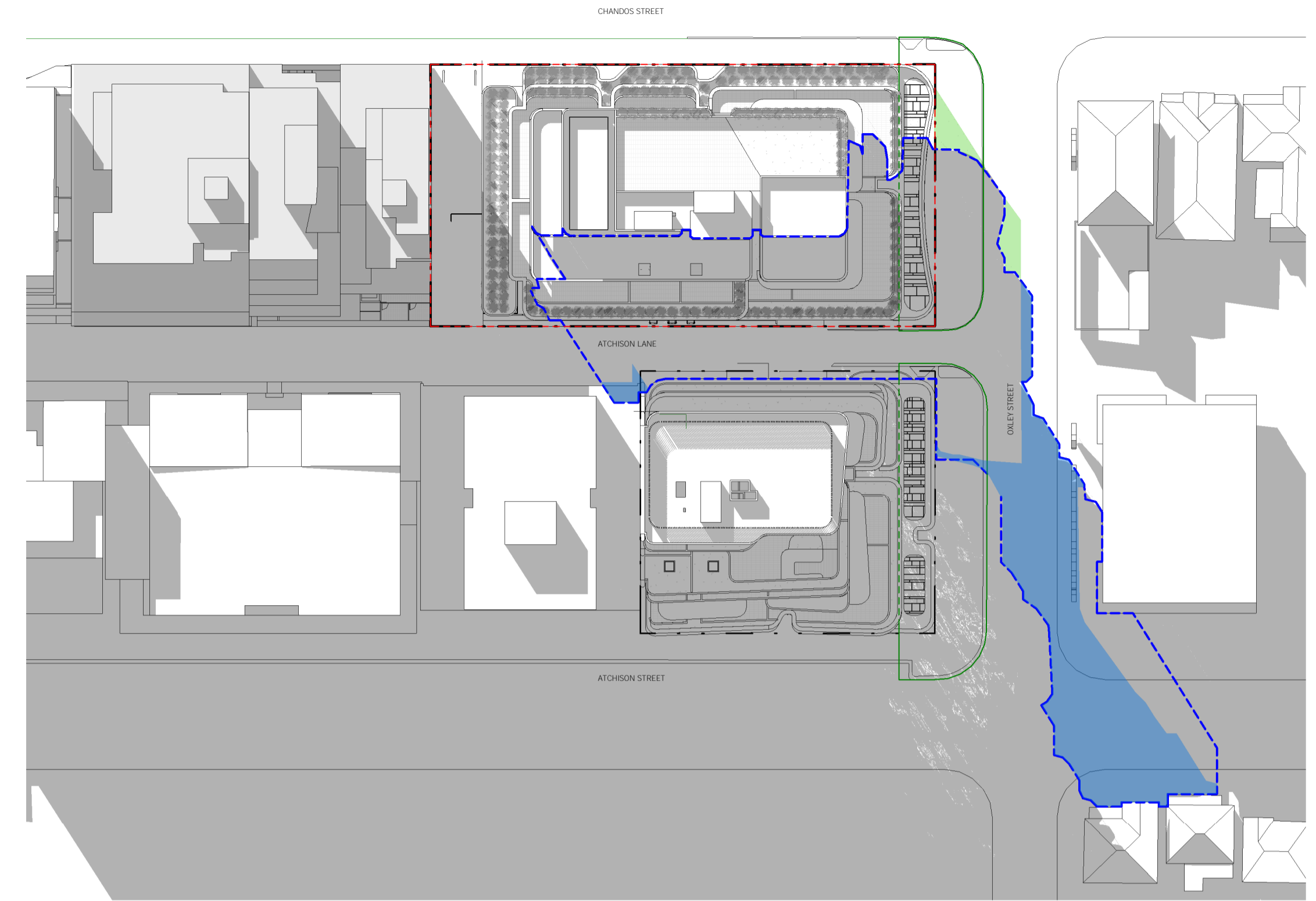
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/03/2022



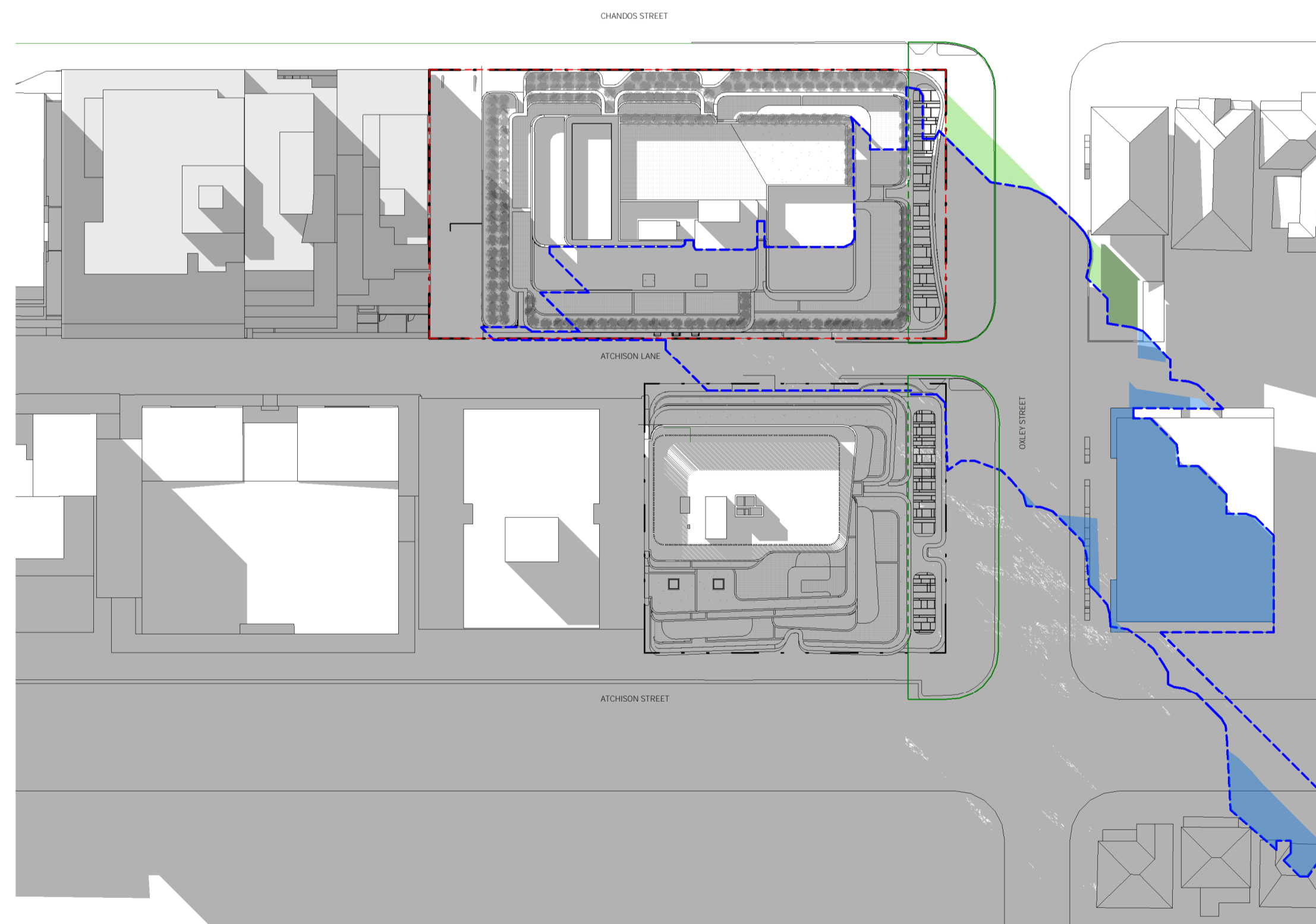
- LEGEND**
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



1 JUNE 21 PROPOSED - 1300



2 JUNE 21 PROPOSED - 1400

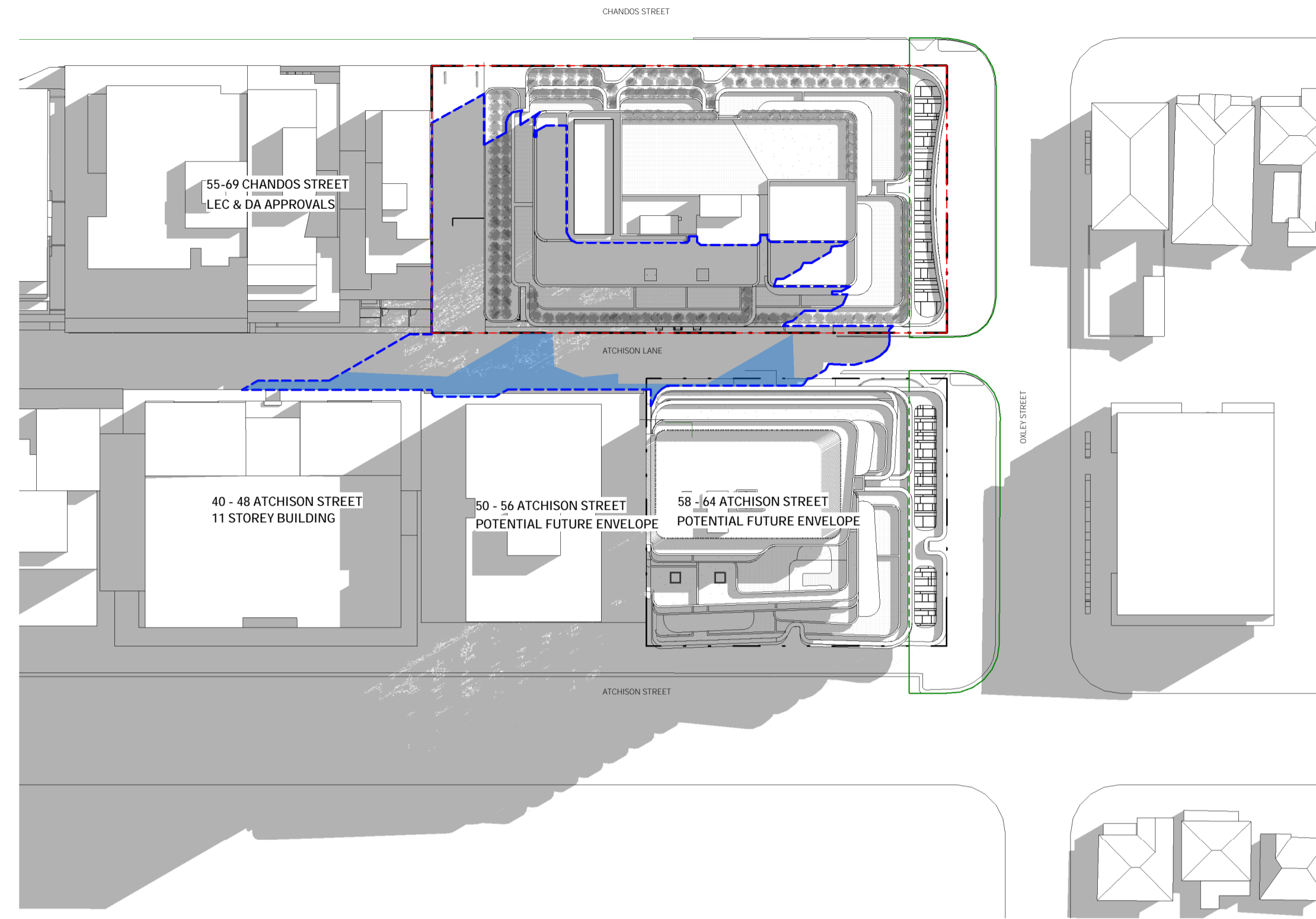


3 JUNE 21 PROPOSED - 1500

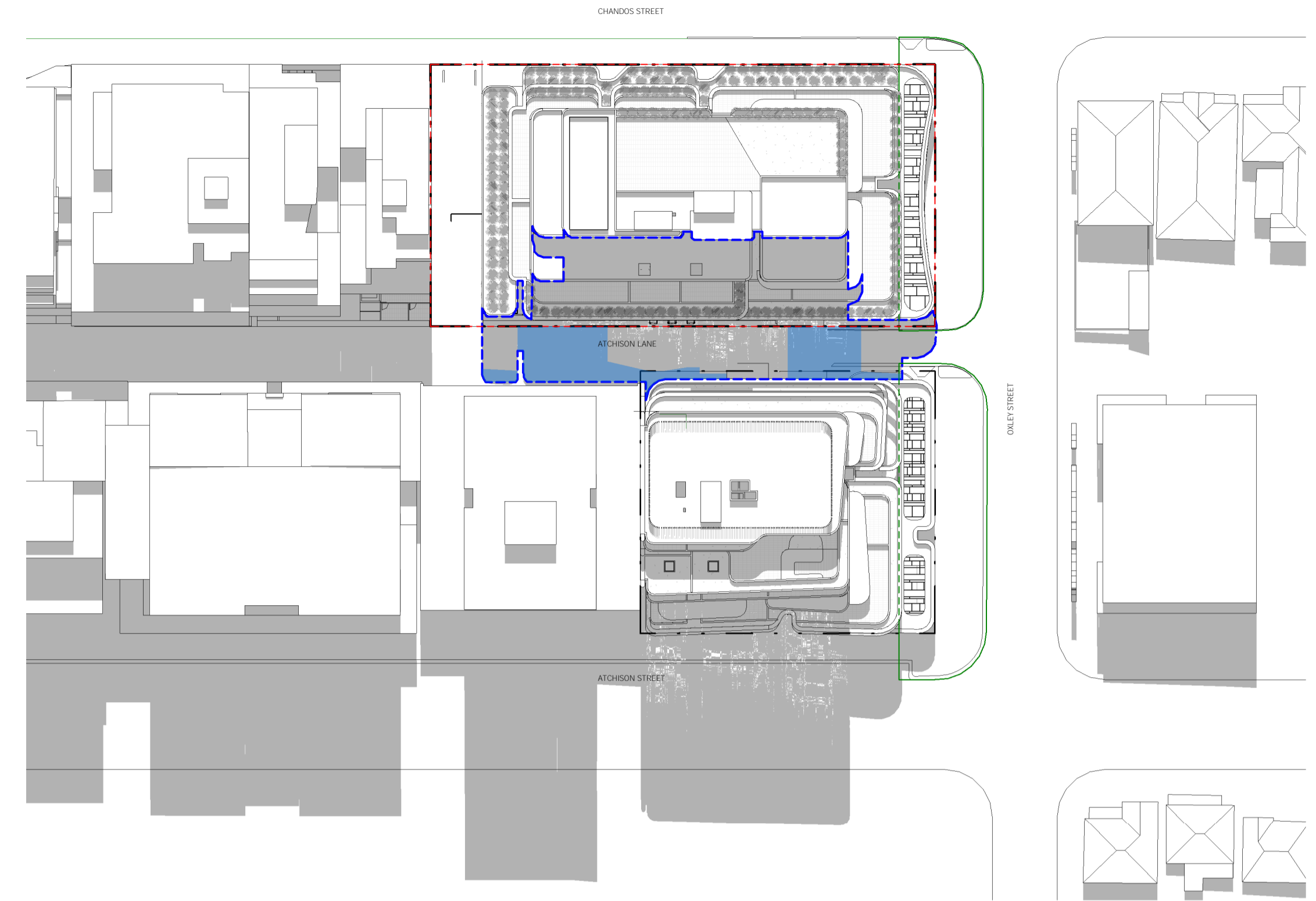
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/03/2022



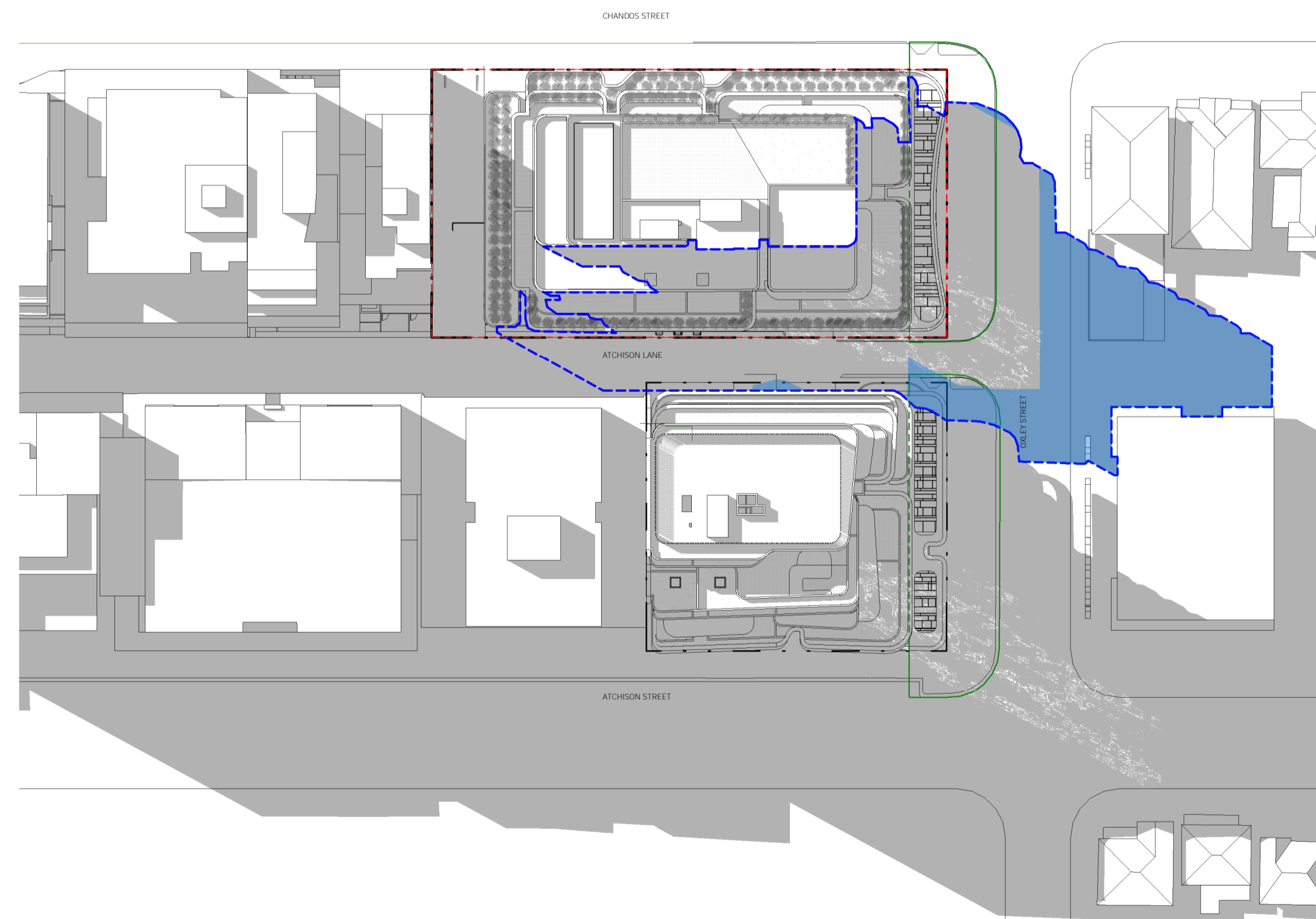
- LEGEND**
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



1 MARCH 21 PROPOSED - 0900



2 MARCH 21 PROPOSED - 1200

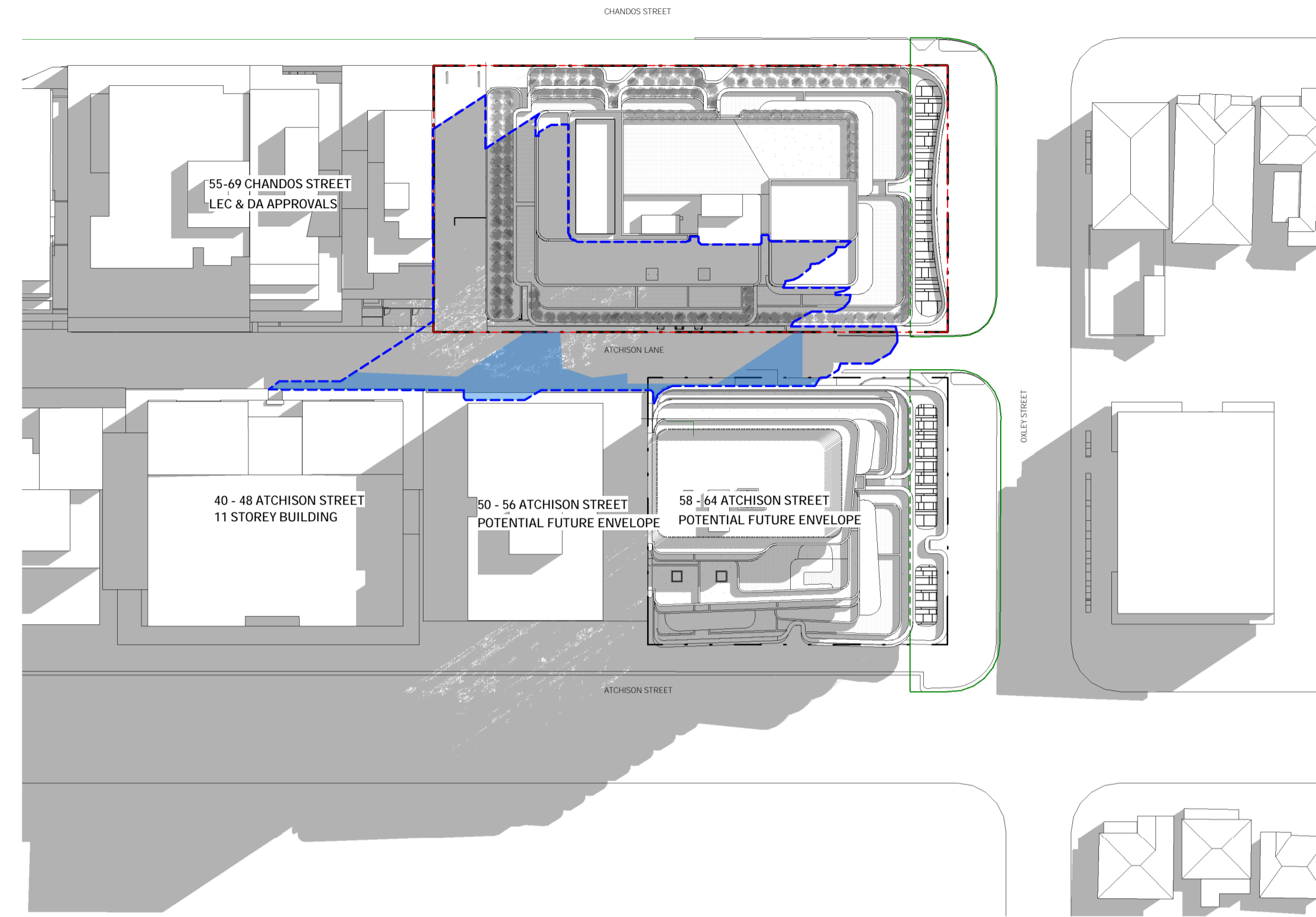


3 MARCH 21 PROPOSED - 1500

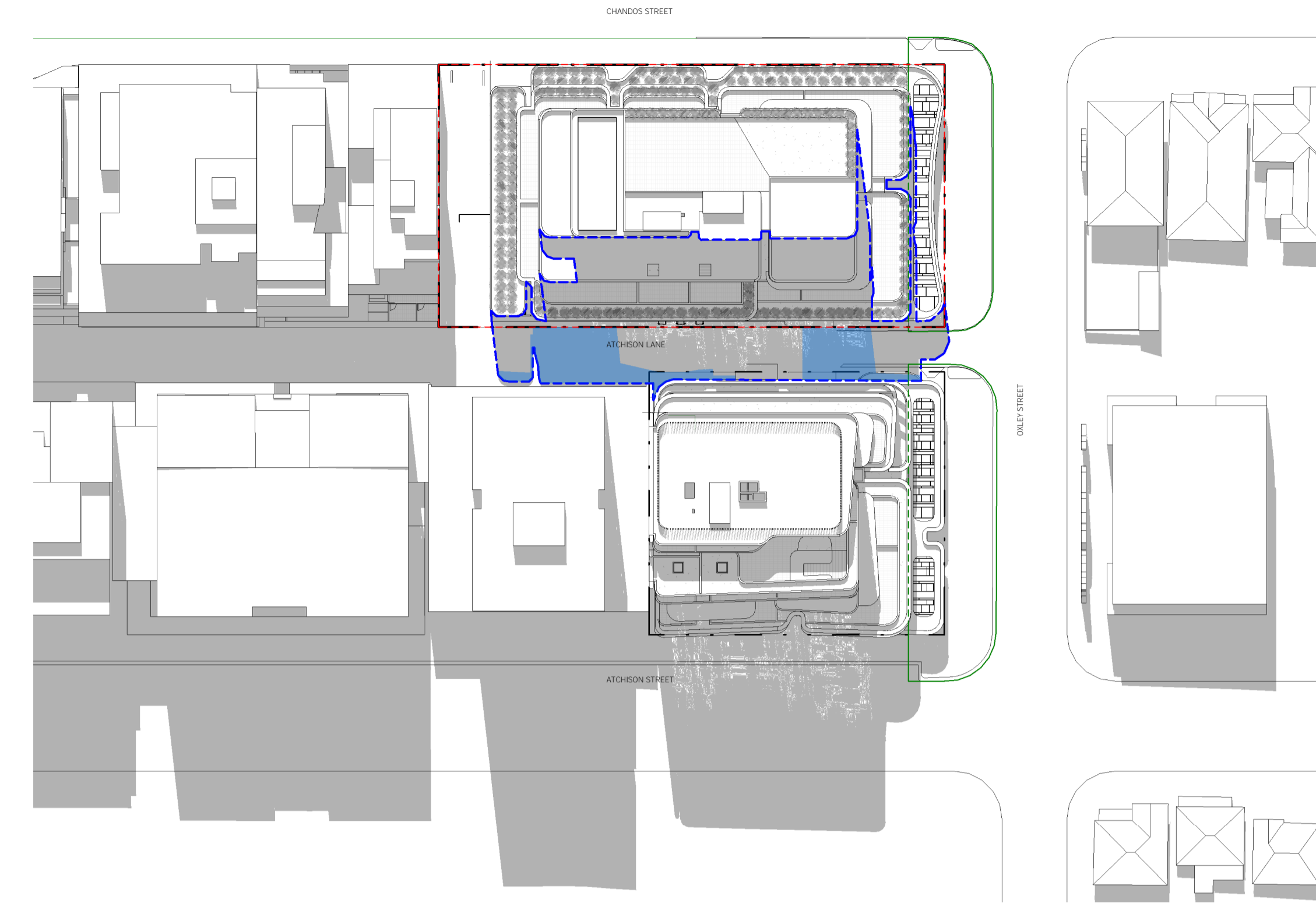
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/03/2022



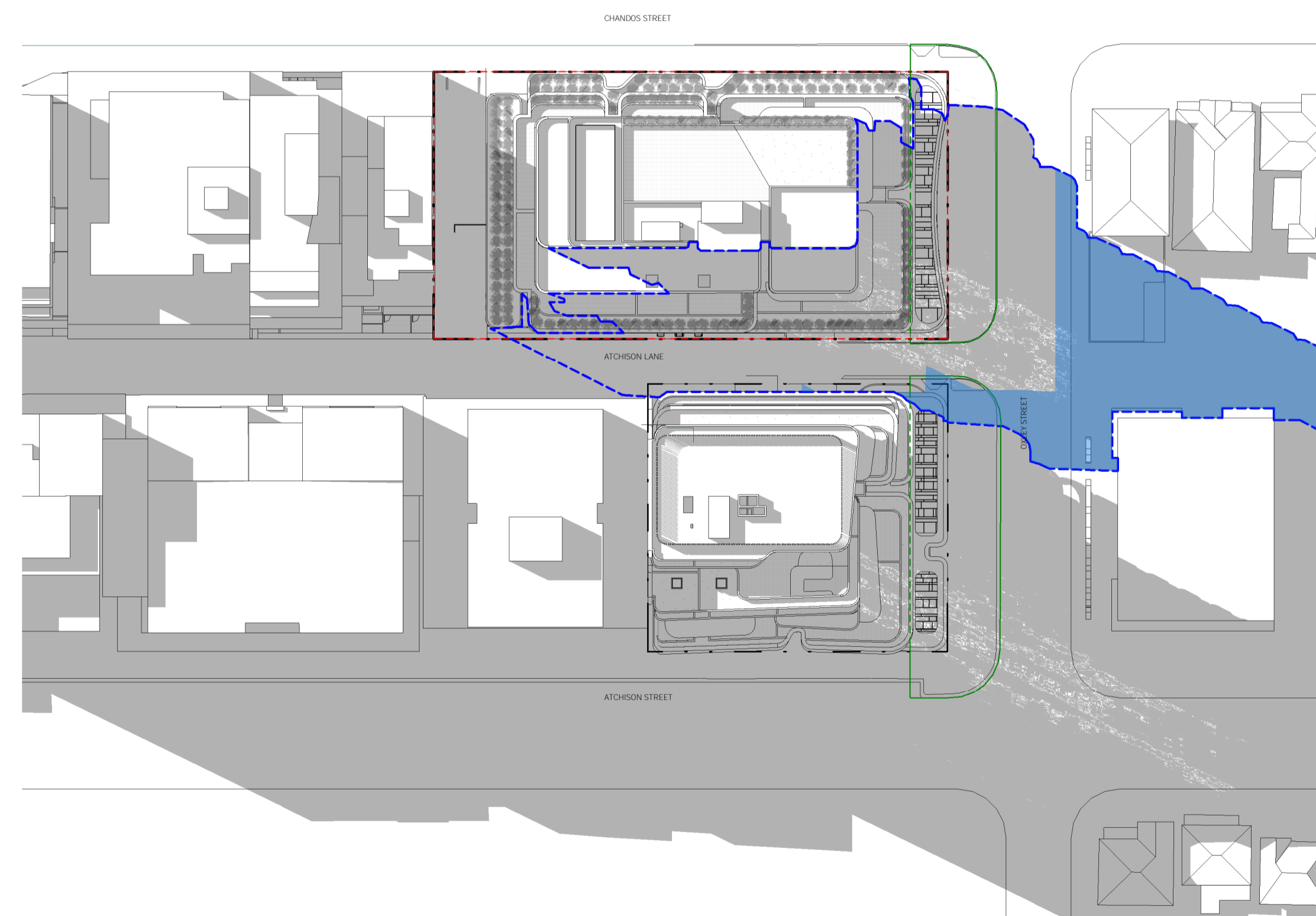
- LEGEND**
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



1 SEPT 21 PROPOSED - 0900

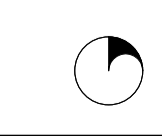


2 SEPT 21 PROPOSED - 1200

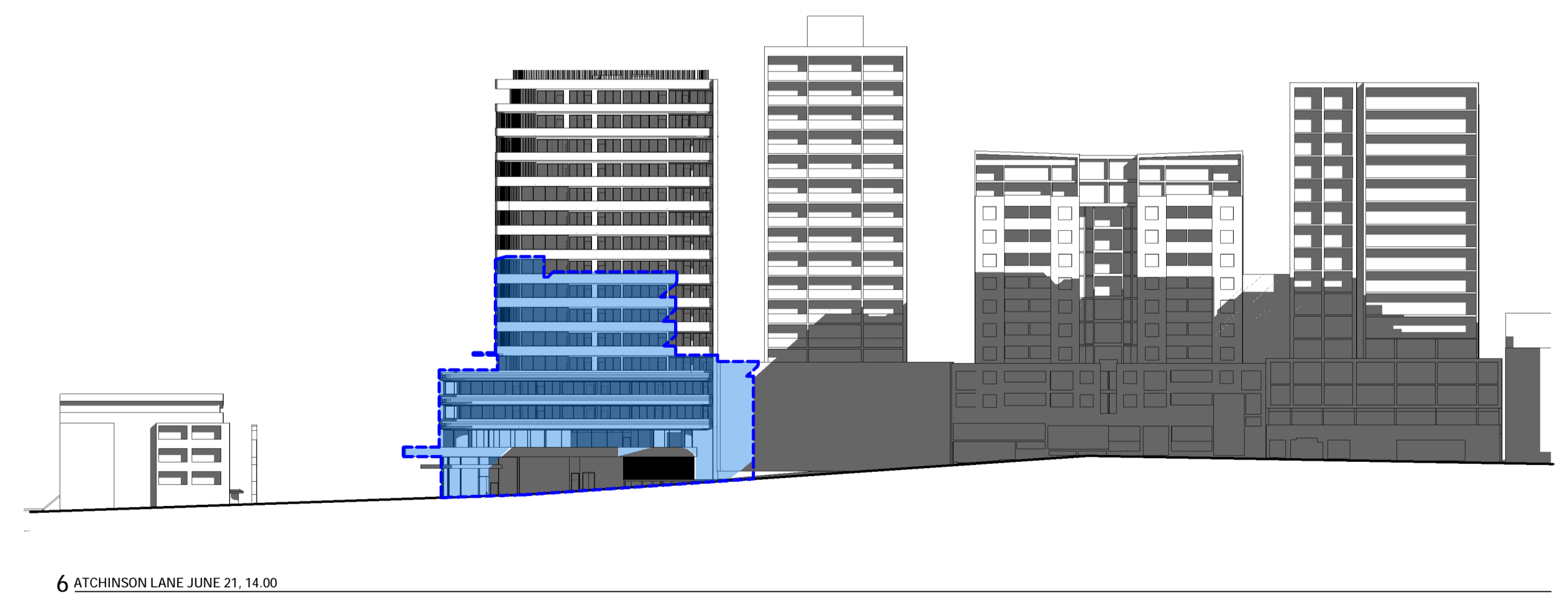
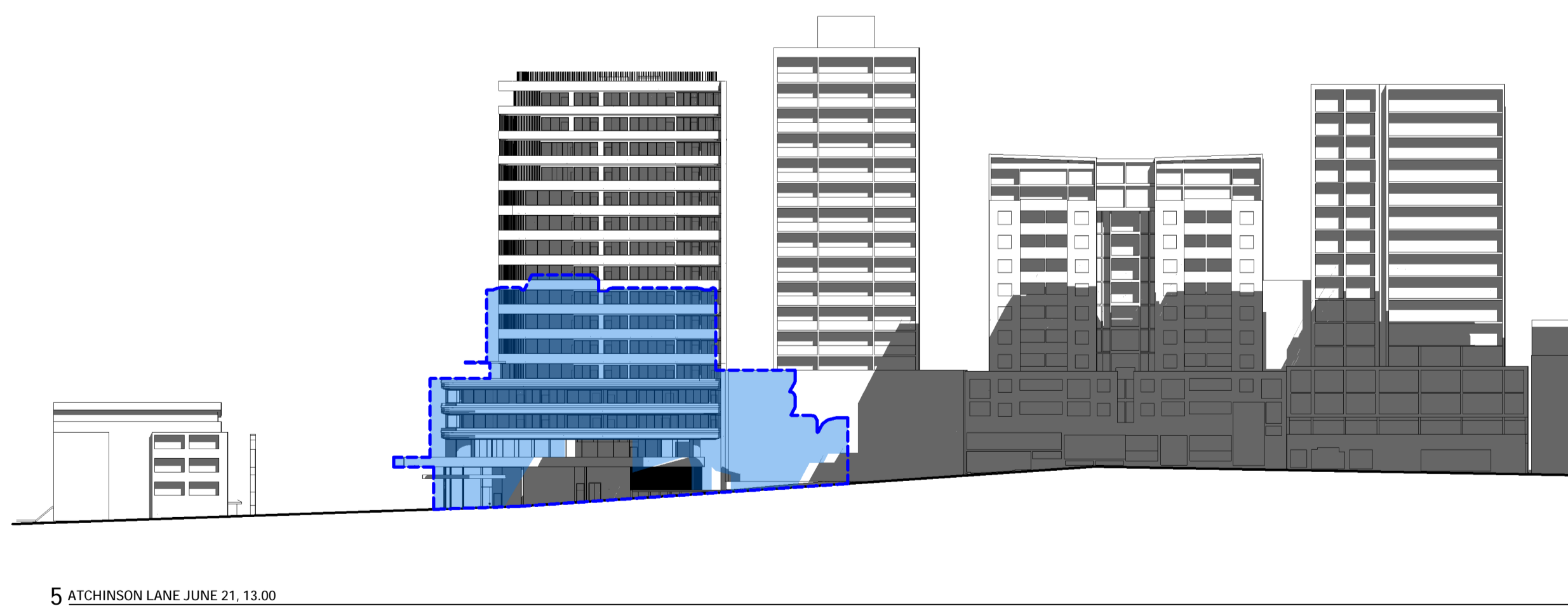
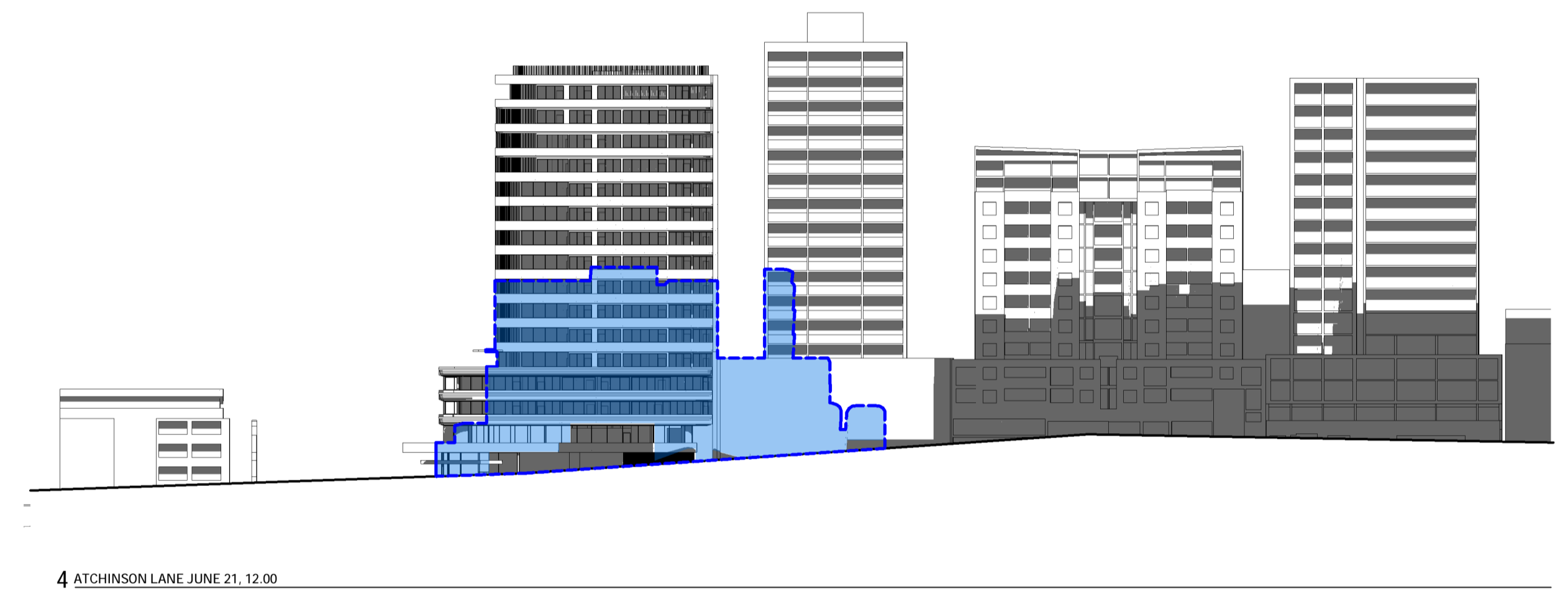
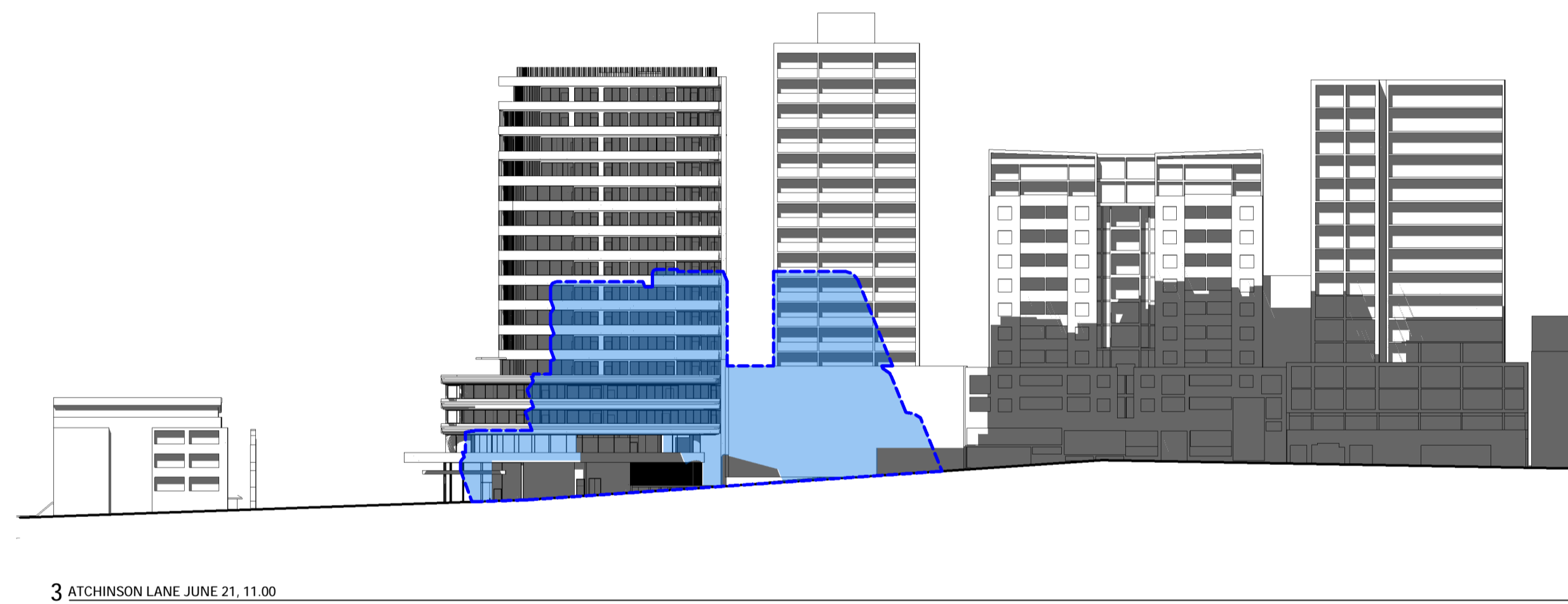
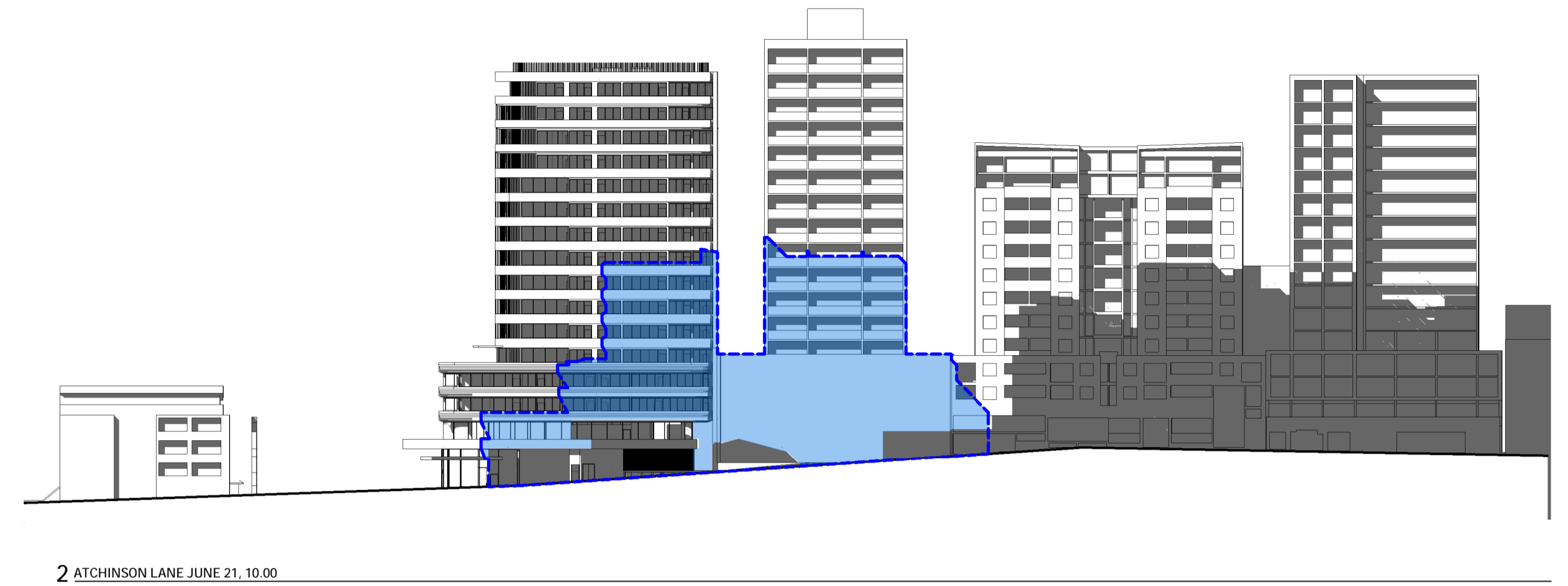
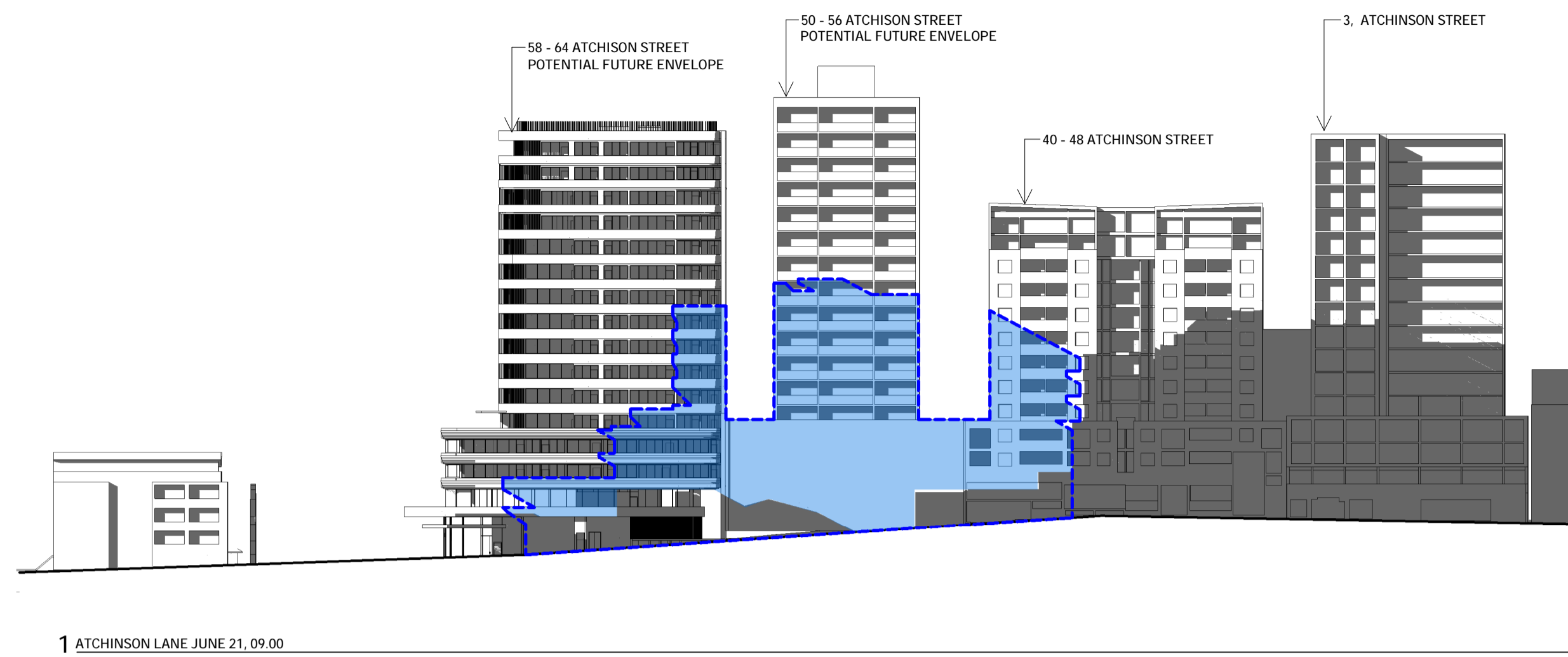


3 SEPT 21 PROPOSED - 1500

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

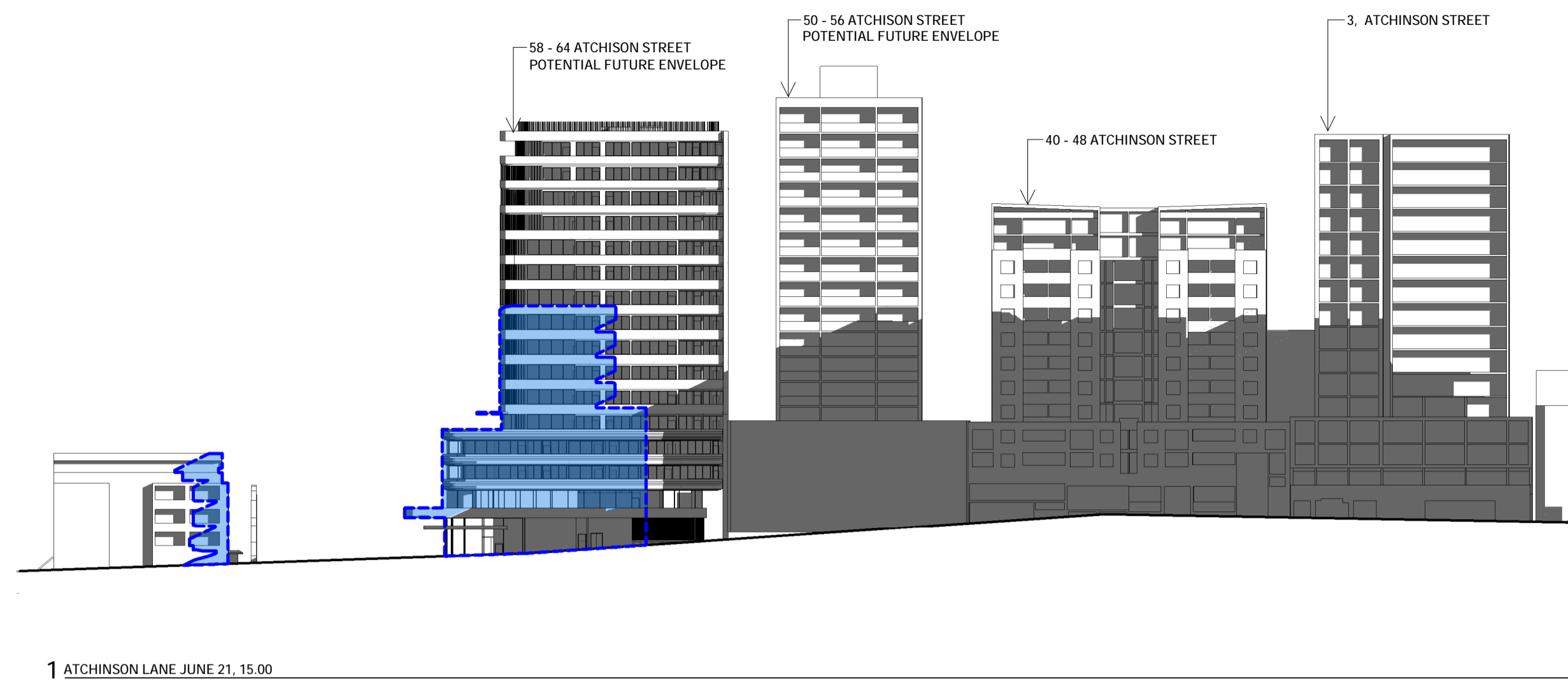


- LEGEND
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/03/2022

- LEGEND
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK

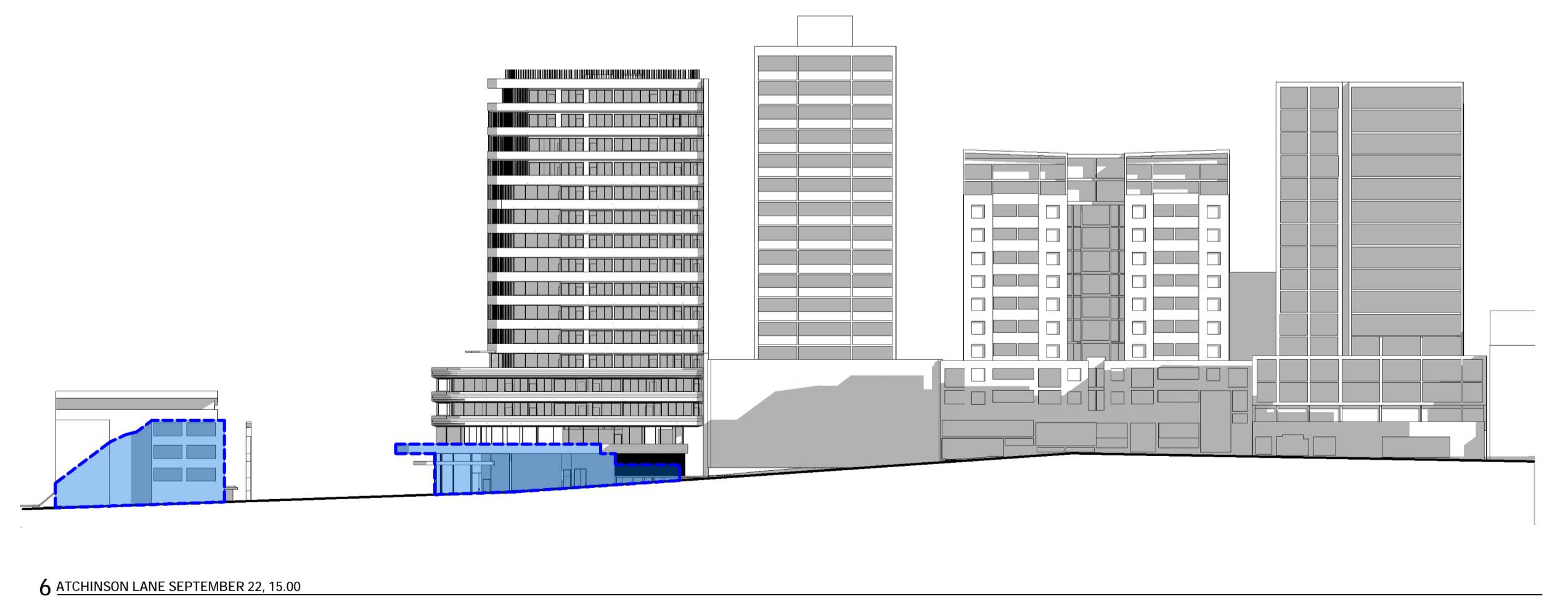
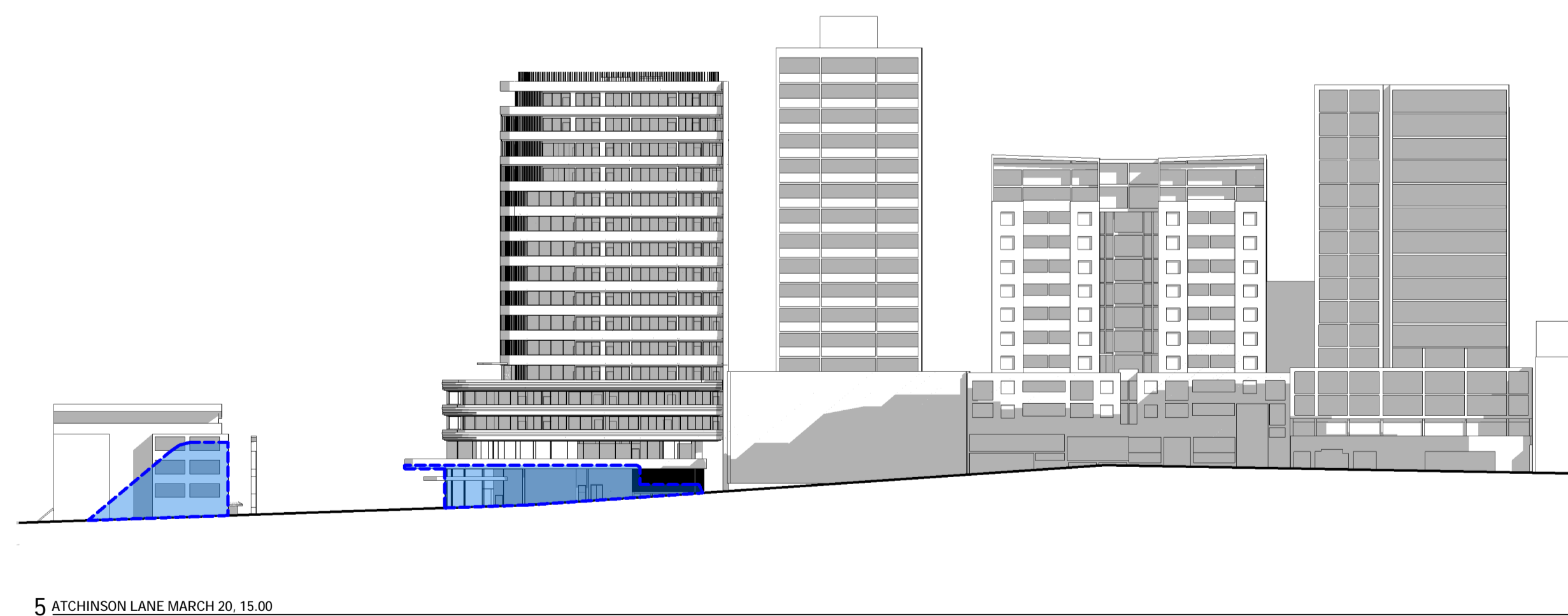
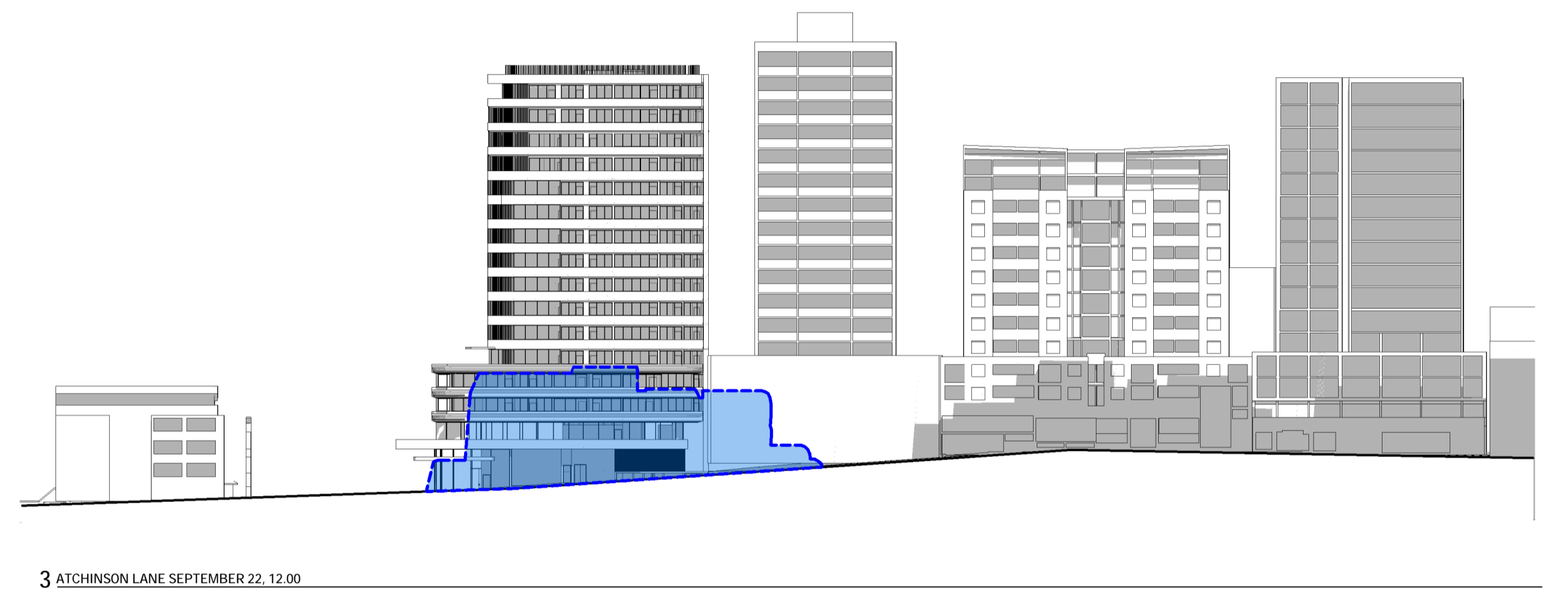
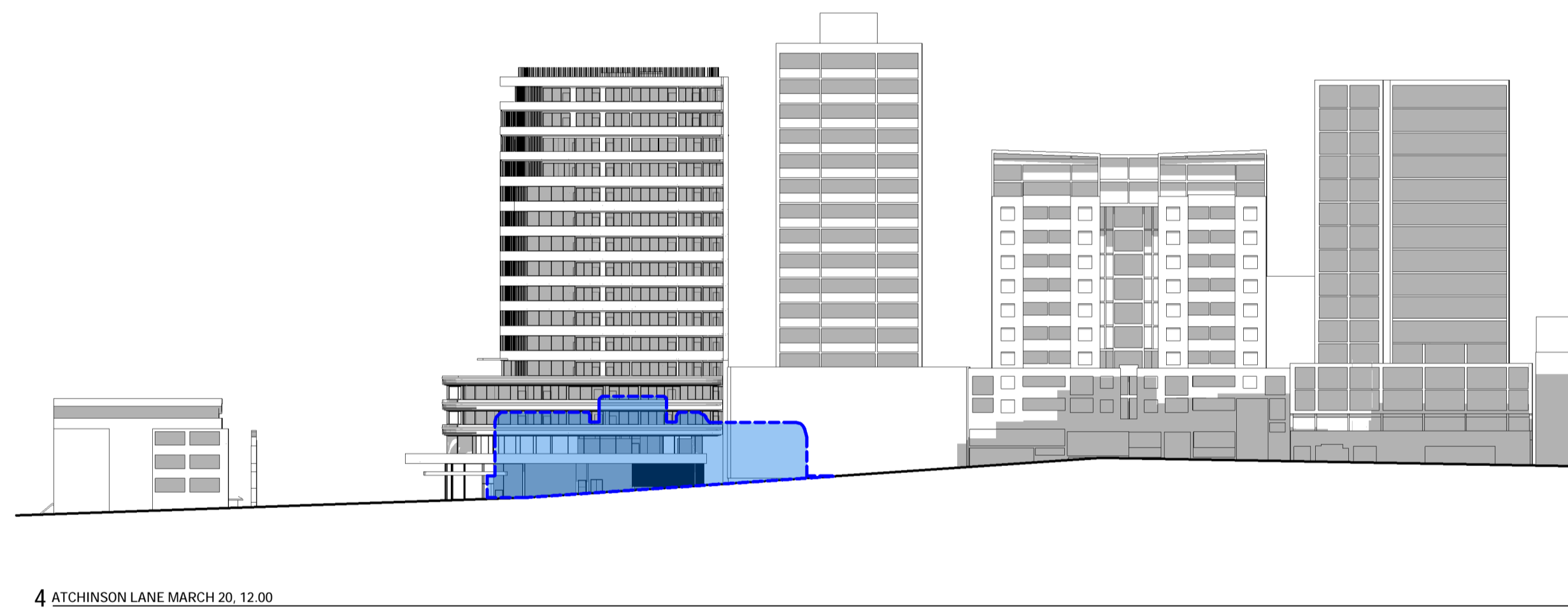
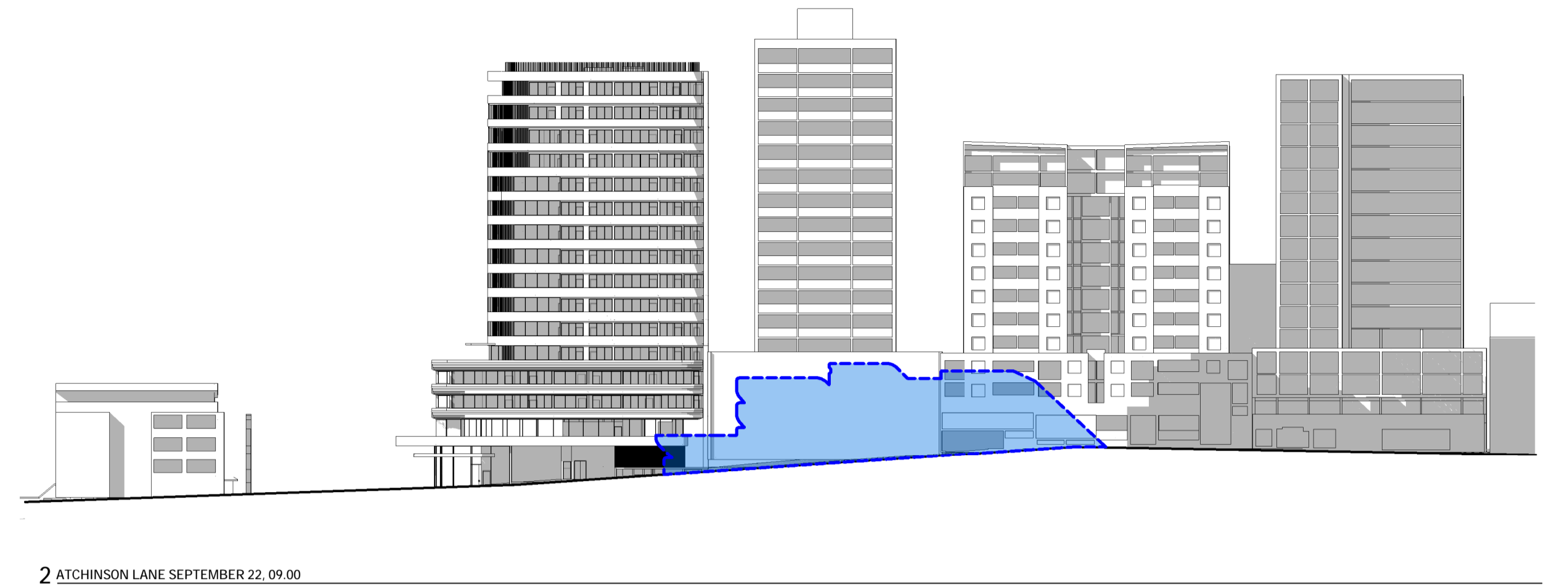
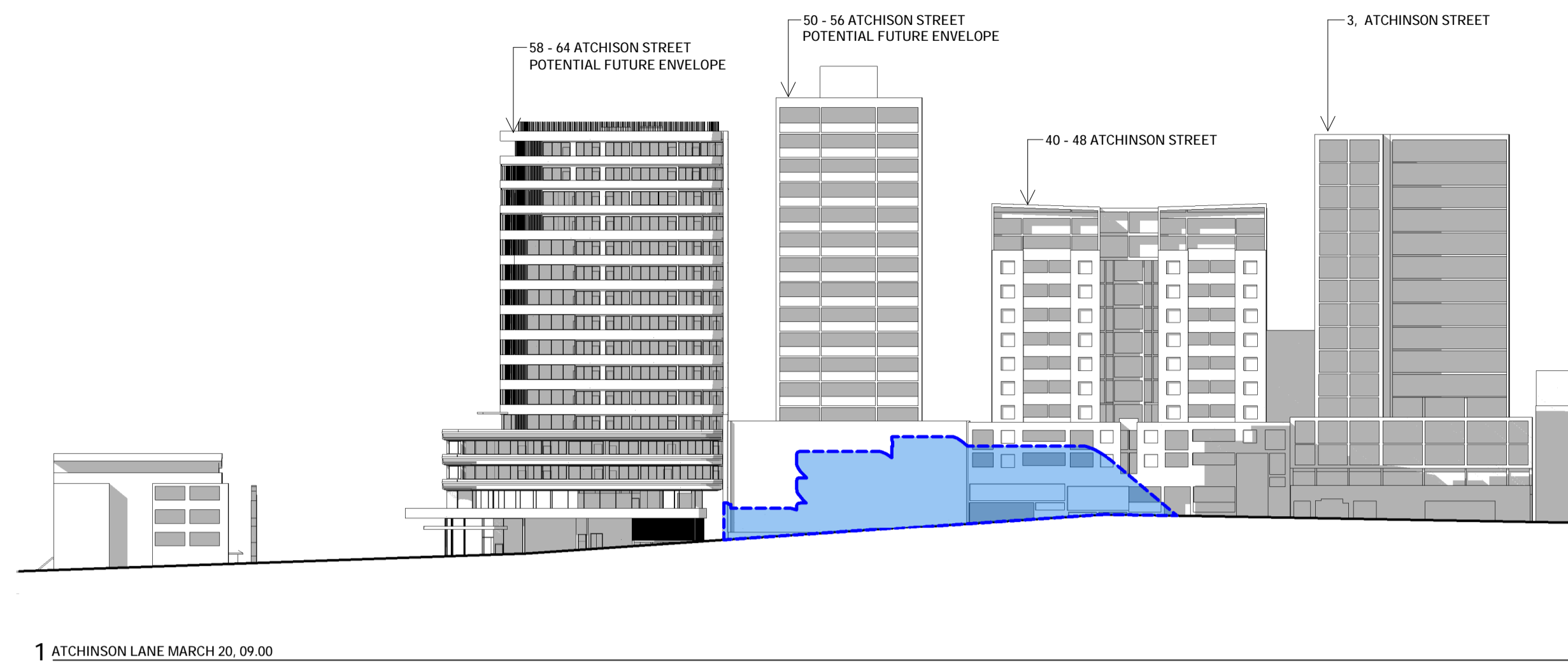


1 ATCHINSON LANE JUNE 21, 15.00

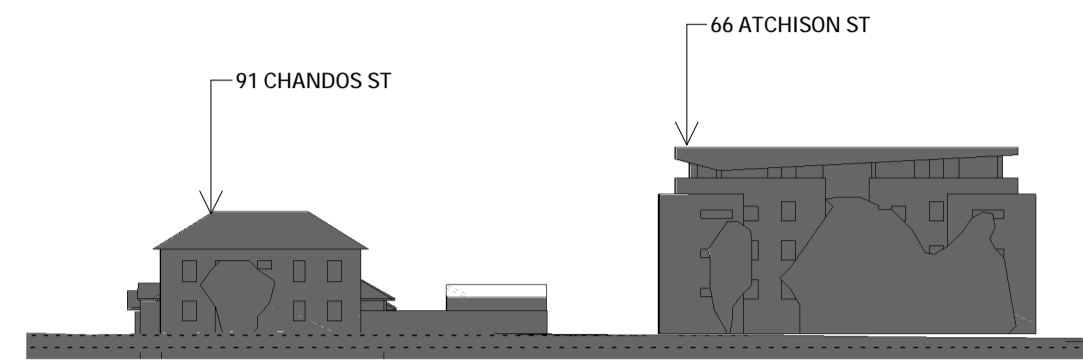
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/01/2022



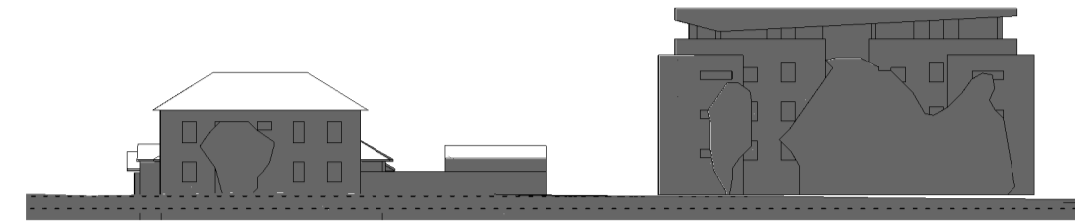
- LEGEND
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



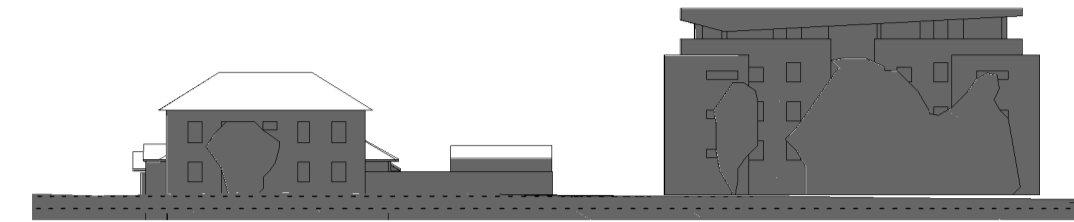
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/03/2022



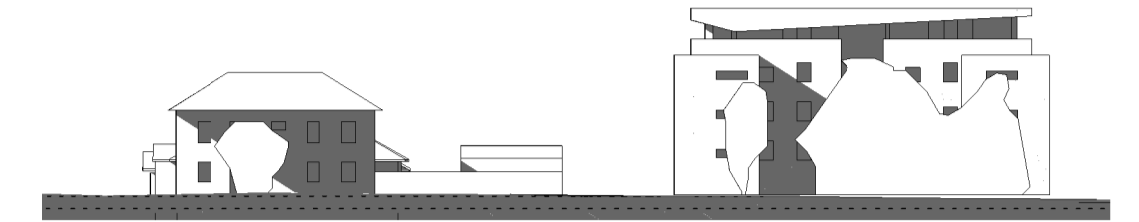
1 OXLEY ST JUNE 21, 09.00



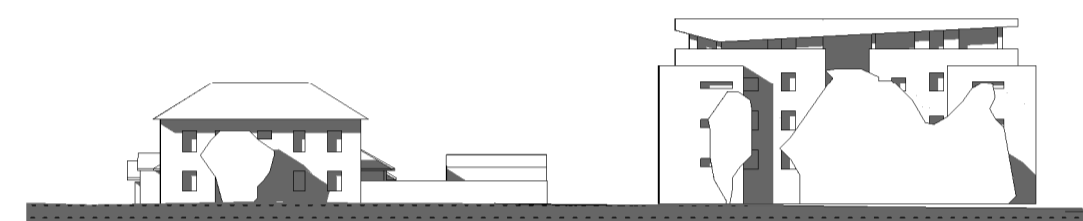
2 OXLEY ST JUNE 21, 10.00



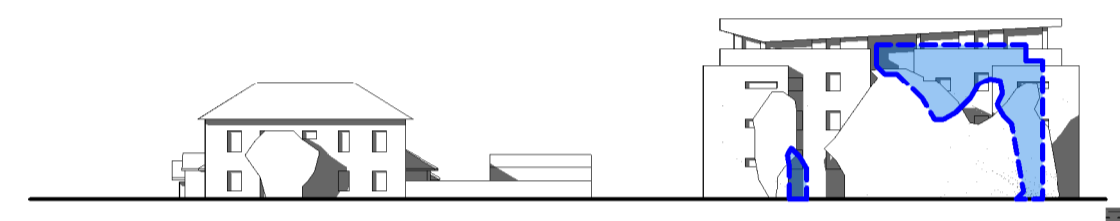
3 OXLEY ST JUNE 21, 11.00



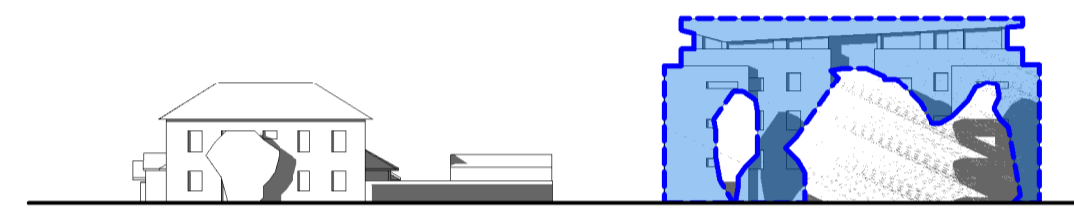
4 OXLEY ST JUNE 21, 12.00



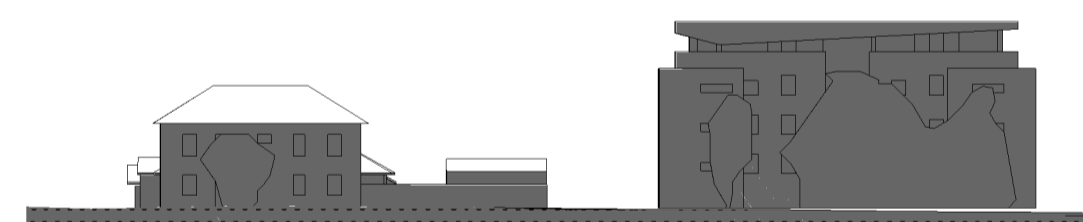
5 OXLEY ST JUNE 21, 13.00



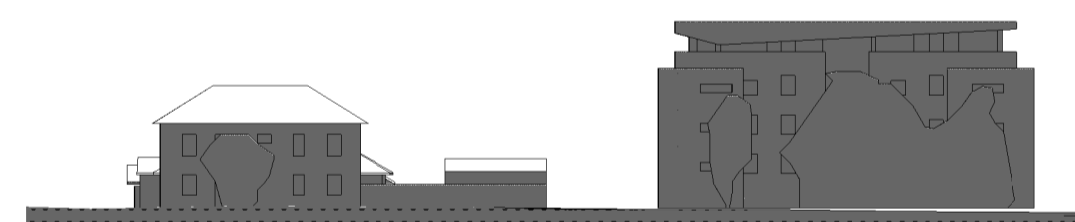
6 OXLEY ST JUNE 21, 14.00



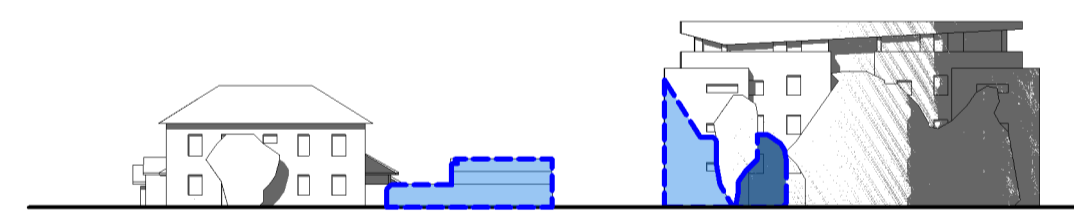
7 OXLEY ST JUNE 21, 15.00



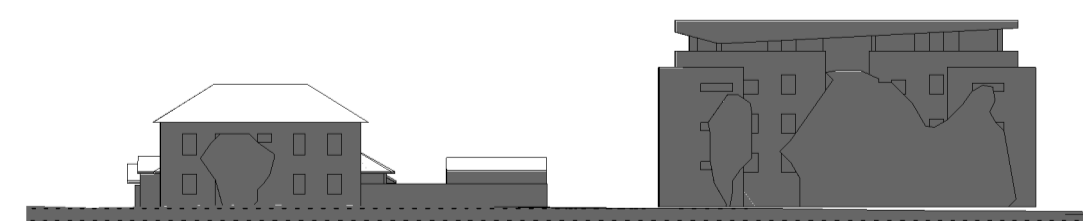
10 OXLEY ST MARCH 20, 09.00



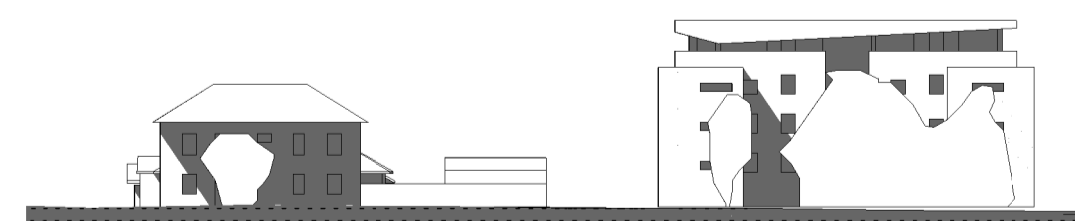
11 OXLEY ST MARCH 20, 12.00



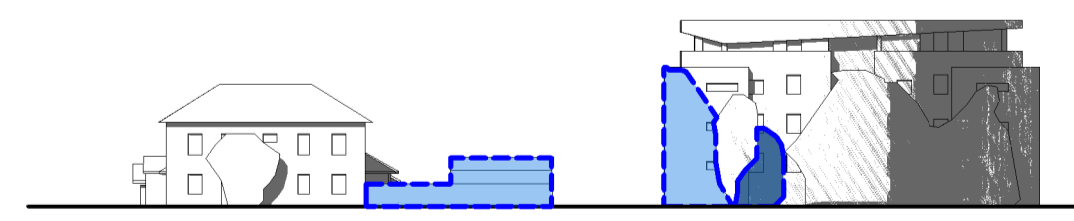
12 OXLEY ST MARCH 20, 15.00



14 OXLEY ST SEPTEMBER 22, 09.00



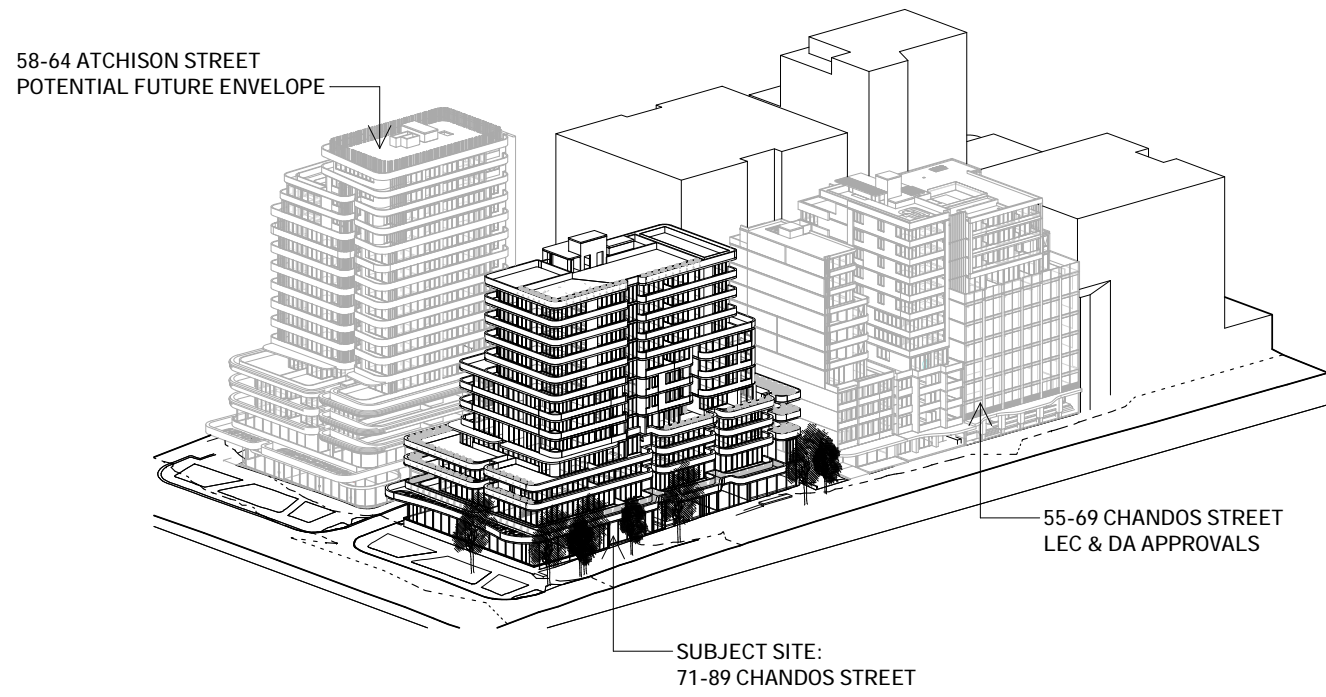
15 OXLEY ST SEPTEMBER 22, 12.00



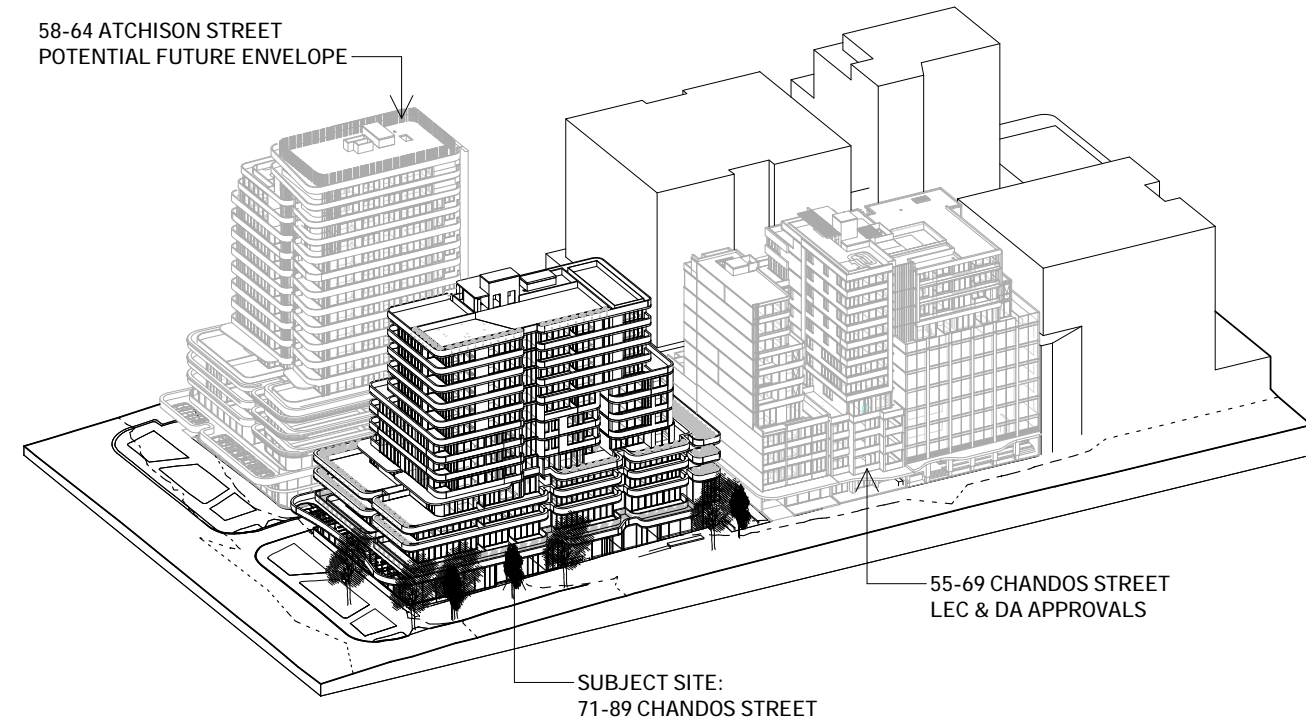
16 OXLEY ST SEPTEMBER 22, 15.00

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

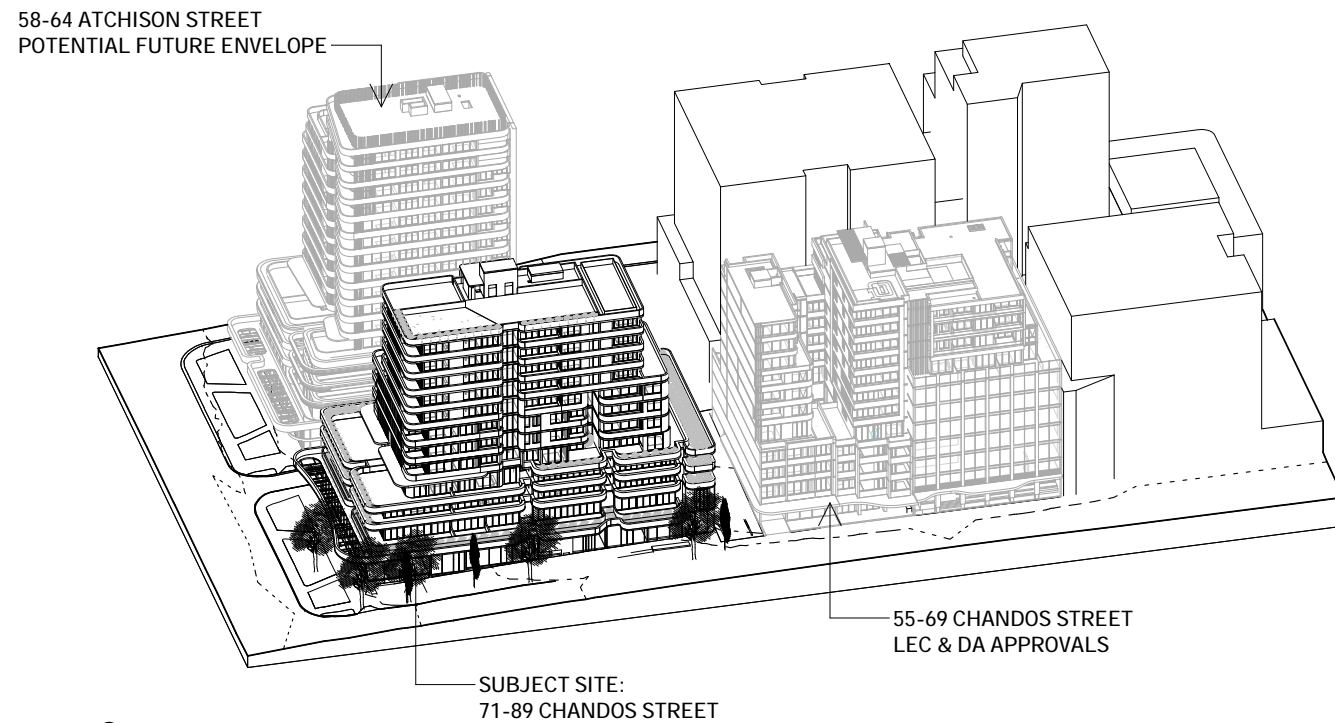




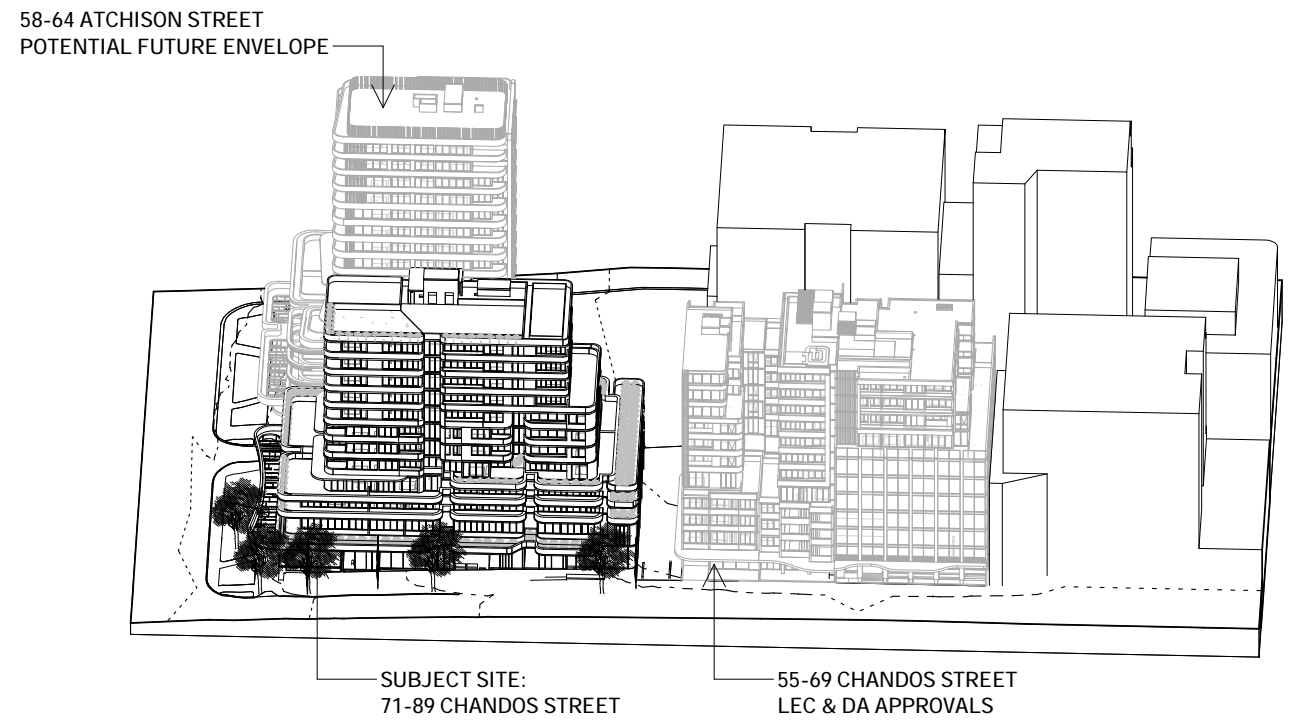
1 SUN STUDY JUNE 21, 09.00



2 SUN STUDY JUNE 21, 10.00

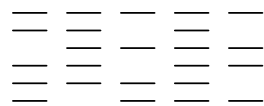


3 SUN STUDY JUNE 21, 11.00



4 SUN STUDY JUNE 21, 12.00

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022



14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DISCLAIMER
SMART DESIGN STUDIO HAVE BEEN ENGAGED
TO MAKE AMENDMENTS TO THE PLANNING
PROPOSAL FOR 71-89 CHANDOS ST
ORIGINALLY PREPARED BY A+ DESIGN GROUP

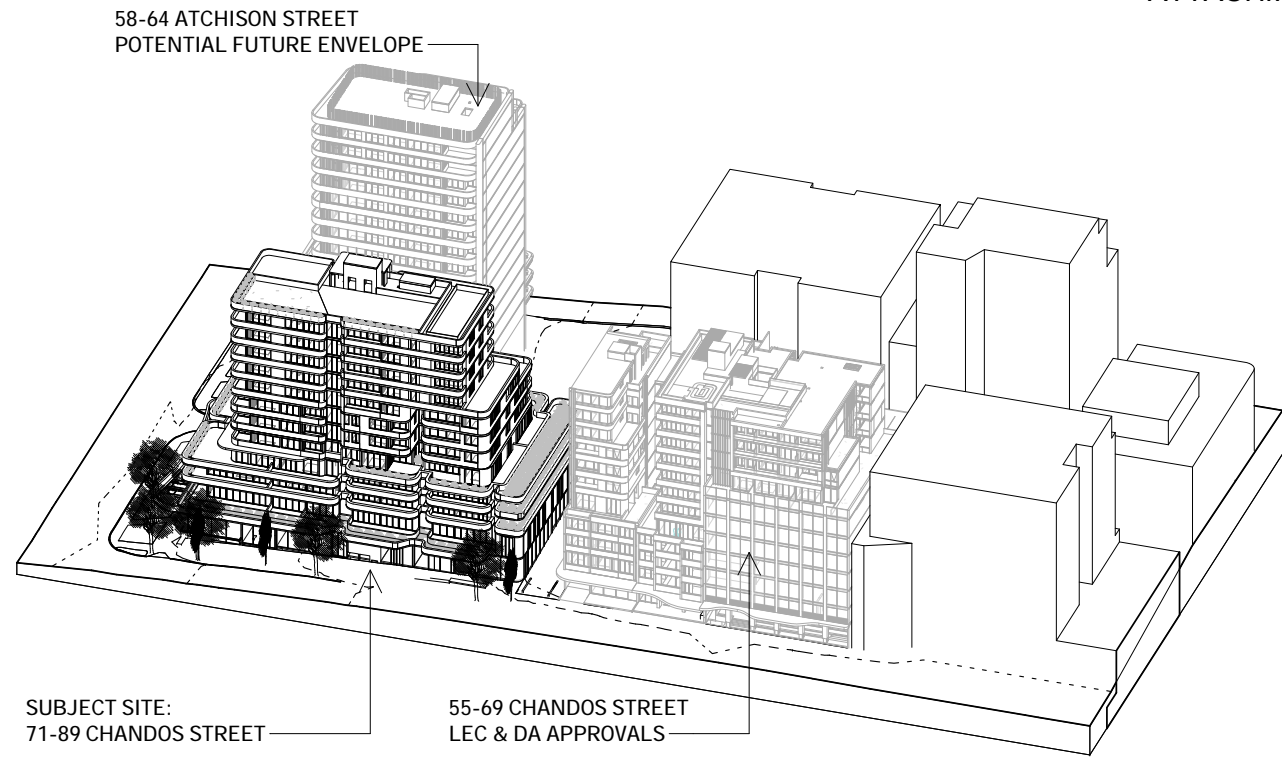
THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

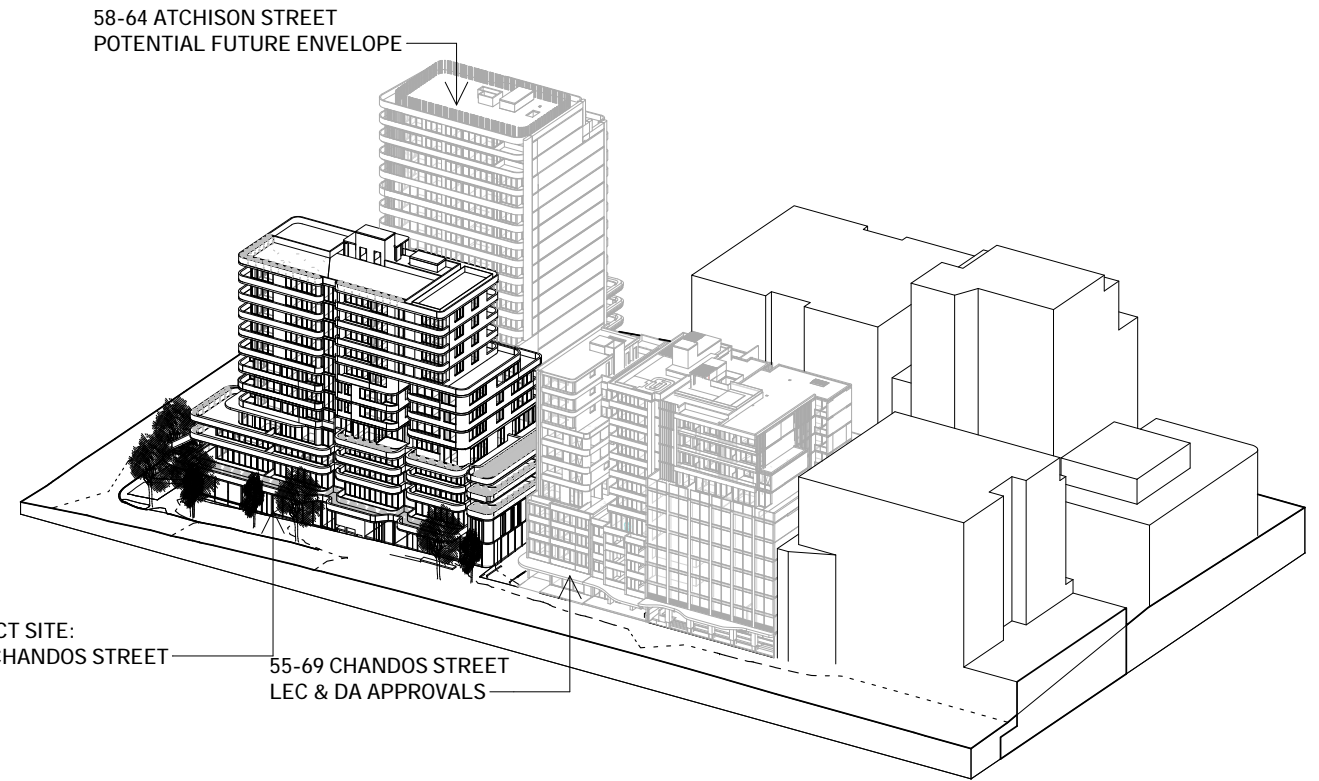
SCALE
1:1200 @ A3 UNO

PROJECT
2126 CHANDOS 71-89
DRAWN SENIOR QA APP'D
AW CM HS

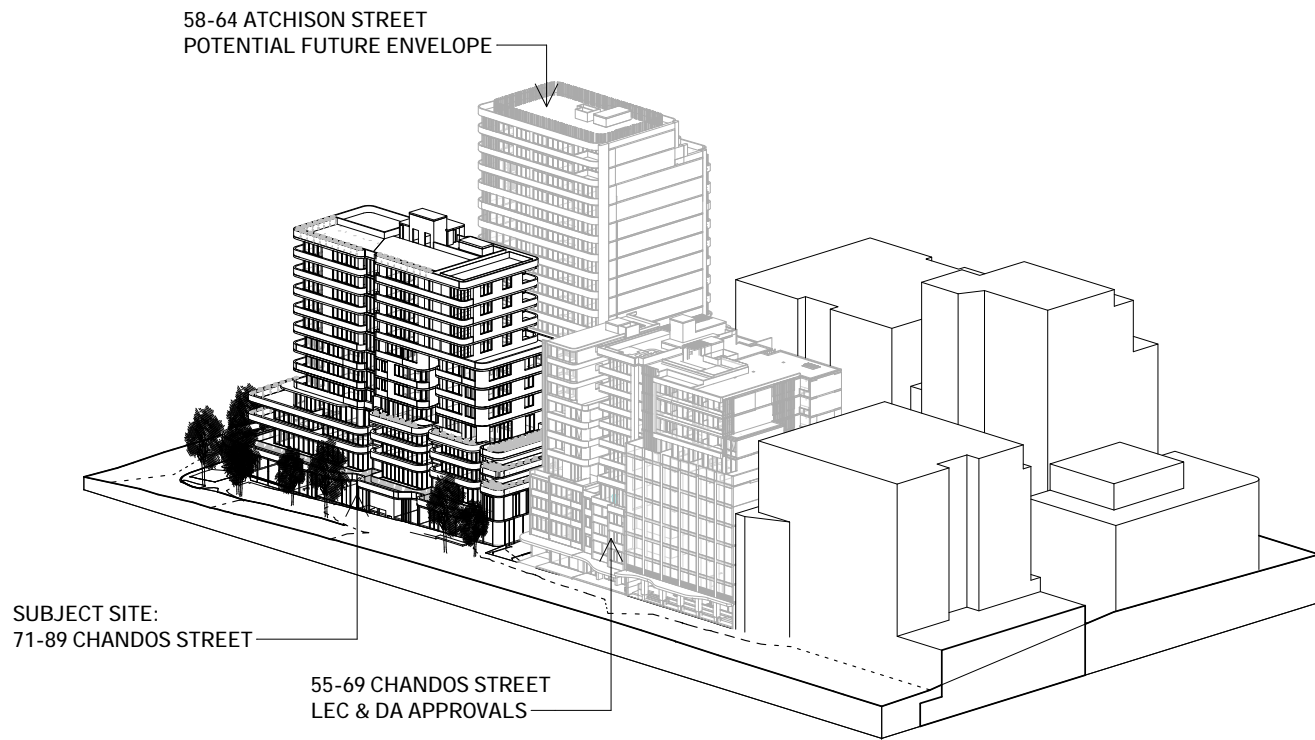
DWG TITLE
SUN EYE VIEWS SHEET 1
DWG NO REV
PP518 B



1 SUN STUDY JUNE 21, 13.00



2 SUN STUDY JUNE 21, 14.00

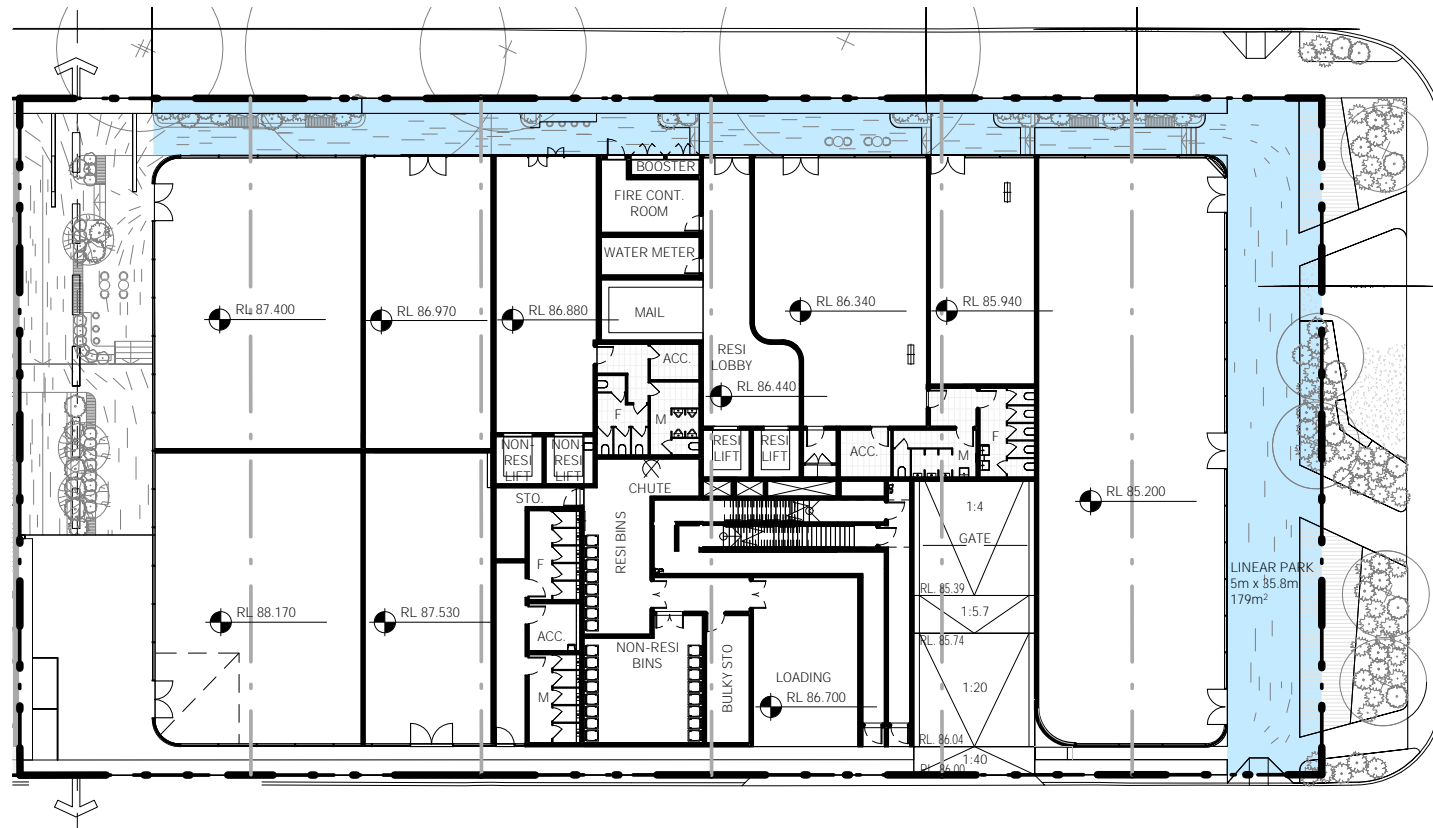


3 SUN STUDY JUNE 21, 15.00

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

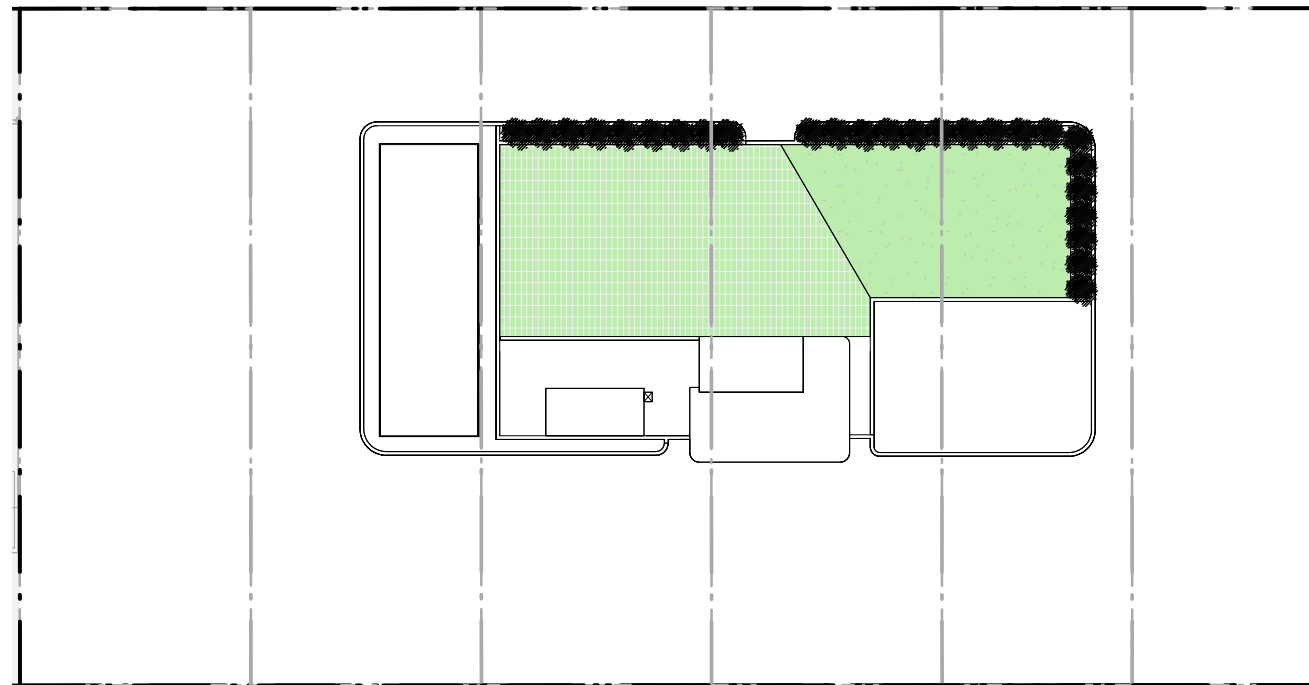
LEGEND

- PROPOSED PUBLIC OPEN SPACE (POS)
- PROPOSED COMMUNAL OPEN SPACE (COS)



<u>71-89 CHANDOS STREET</u>		
SITE AREA		2467m ²
ADG REQUIREMENT	25% SITE AREA	616m ²
GROUND		355m ²
LEVEL 12		285m ²
TOTAL		640m ² (COMPLIES)

1 COMMUNAL OPEN SPACE - GROUND



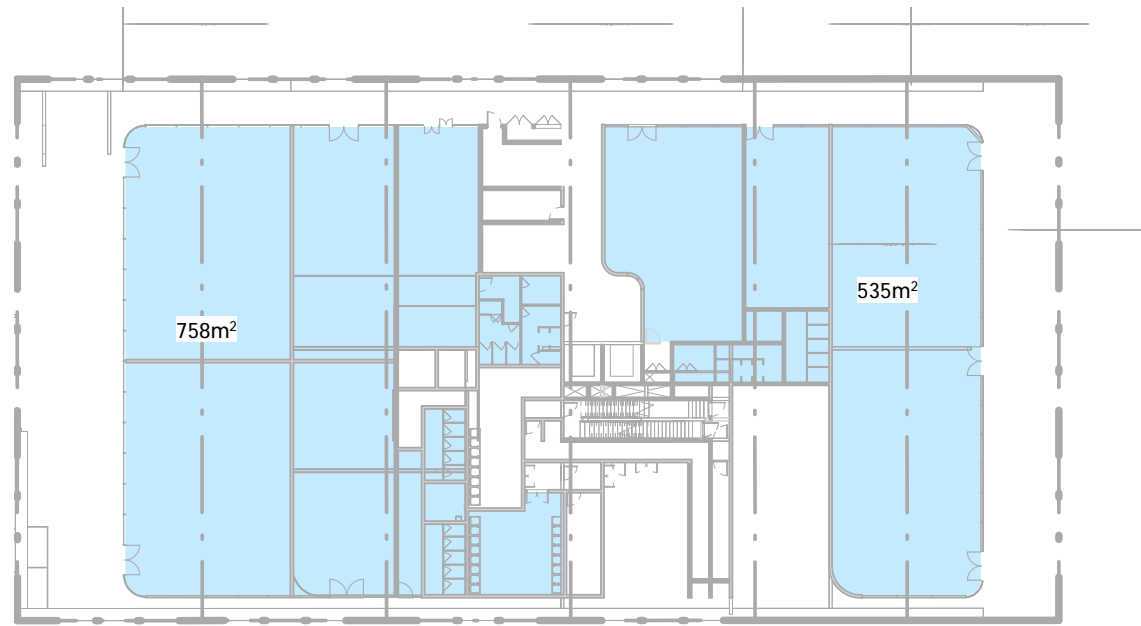
2 COMMUNAL OPEN SPACE - L12

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

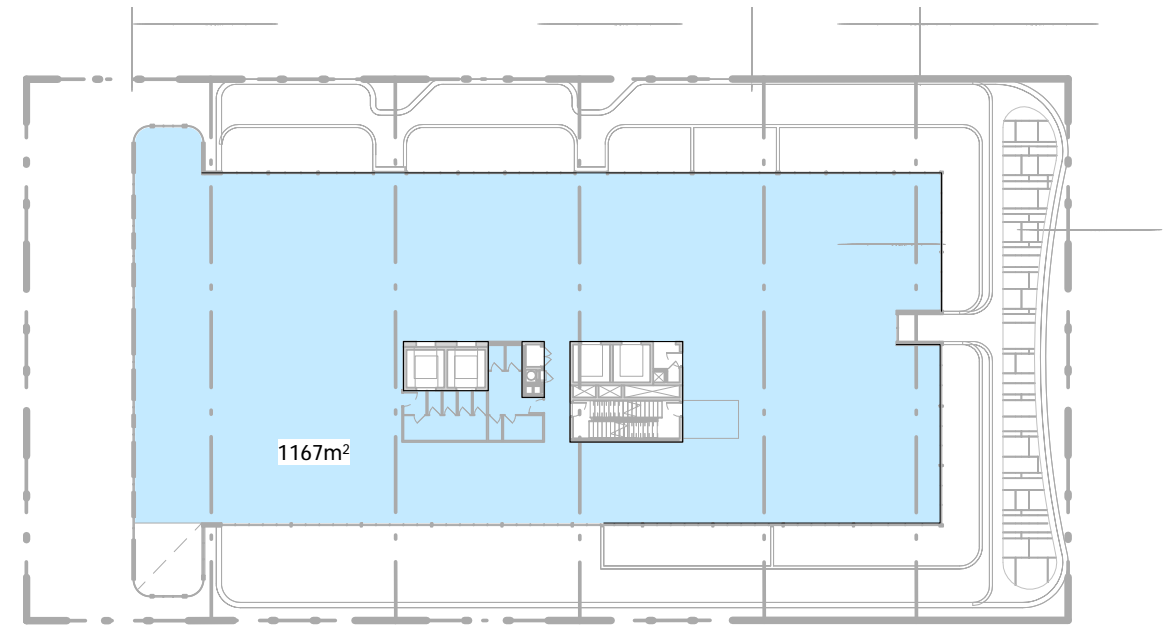


LEGEND

NON-RESIDENTIAL GFA



1 NON-RESI GFA GROUND



2 NON-RESI GFA L01

71-89 CHANDOS STREET


SITE AREA	2467m ²
GROUND NON RESI GFA	1293m ²
LEVEL 1 NON RESI GFA	1167m ²

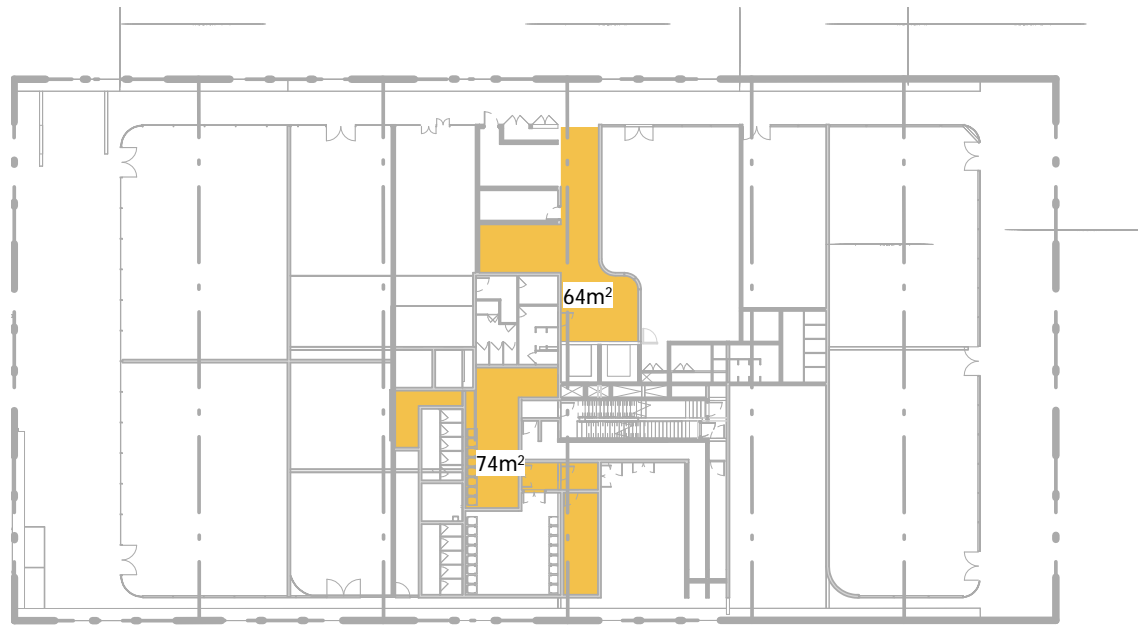
TOTAL	2460m ²
FSR	1:1

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022



LEGEND

 RESIDENTIAL GFA



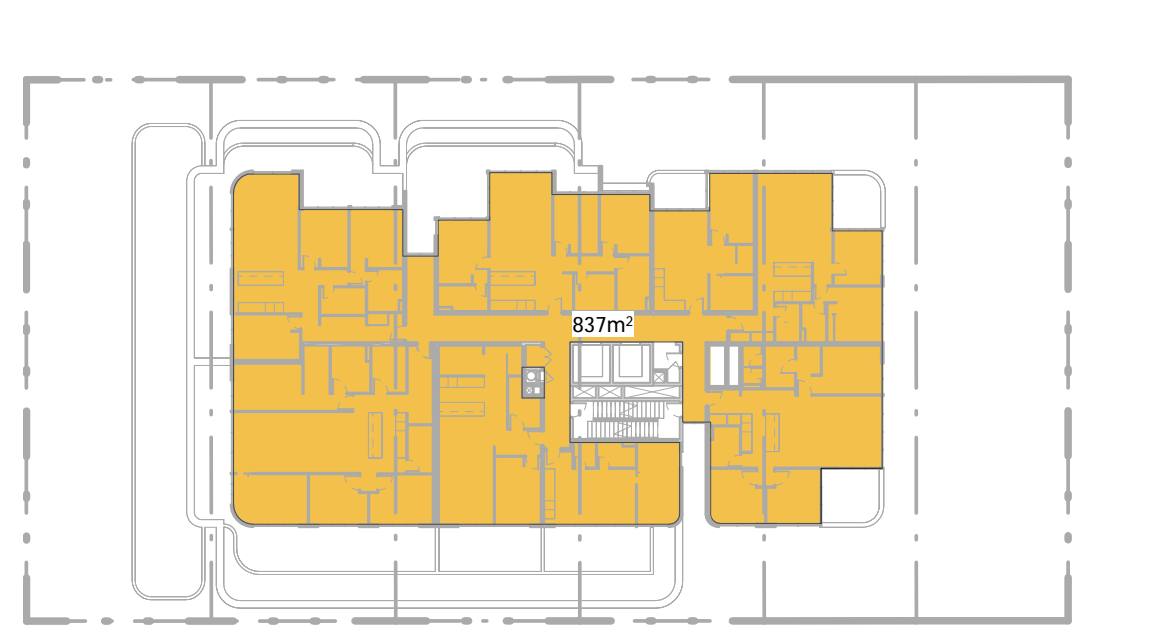
1 RESI GFA GROUND



2 RESI GFA L02



4 RESI GFA L03



3 RESI GFA L04

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

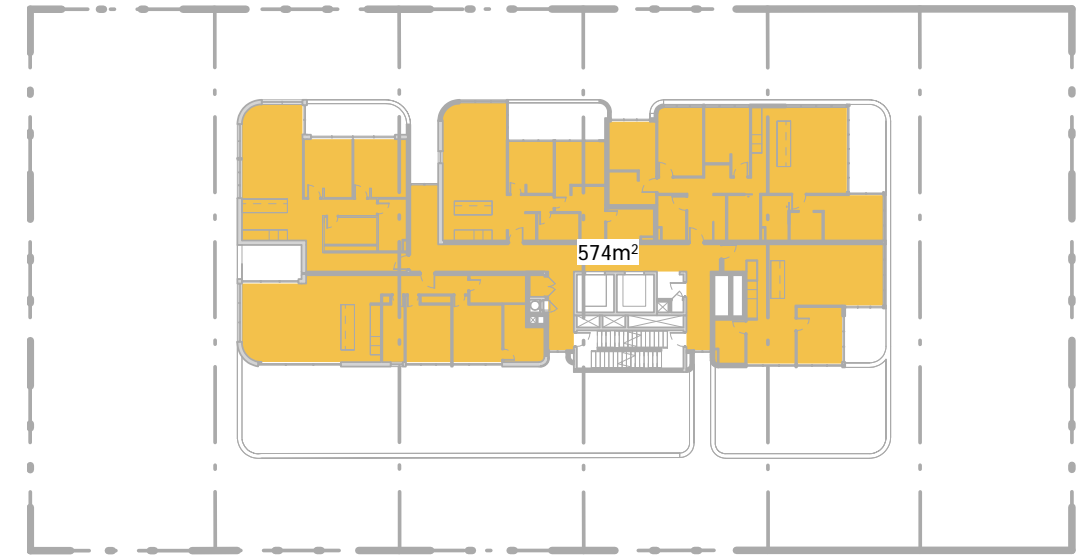


LEGEND

RESIDENTIAL GFA



1 RESI GFA L05-L06



2 RESI GFA L07



3 RESI GFA L08-L11

71-89 CHANDOS STREET

SITE AREA	2467m ²
GROUND RESI GFA	138m ²
LEVEL 2 RESI GFA	1013m ²
LEVEL 3 RESI GFA	950m ²
LEVEL 4 RESI GFA	837m ²
LEVEL 5 RESI GFA	796m ²
LEVEL 6 RESI GFA	796m ²
LEVEL 7 RESI GFA	574m ²
LEVEL 8 RESI GFA	514m ²
LEVEL 9 RESI GFA	514m ²
LEVEL 10 RESI GFA	514m ²
LEVEL 11 RESI GFA	514m ²

TOTAL	7160m ²
FSR	3:1

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022

