



**NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS**

**DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING  
HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY, ON 1 JULY 2020,  
AT 2PM.**

**PRESENT**

**Chair:**

Grant Christmas in the Chair.

**Panel Members:**

Jan Murrell, Panel Member  
Ian Pickles, Panel Member  
Veronique Marchandau, Community Representative

**Staff:**

Marcelo Occhiuzzi, Manager Strategic Planning  
David Hoy, Team Leader, Assessments

**Administrative Support**

Peita Rose, Governance Officer (Minutes)

**Apologies:** Nil.

**1. Minutes of Previous Meeting**

The Minutes of the NSLPP - Planning Proposal Meeting of 5 February 2020 were confirmed following that meeting.

**2. Declarations of Interest**

Nil.

### 3. Business Items

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instance when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a Council determining as to whether that Planning Proposal should be forwarded to the Department of Planning and Environment for the purposes of seeking a Gateway Determination.

The Panel has considered the following Business Items and provided recommendations on each matter as described in these Minutes.

#### ITEM 1

<b>PP No:</b>	3/18
<b>ADDRESS:</b>	50-56 Atchison Street, St Leonards
<b>PROPOSAL:</b>	<p>To amend North Sydney Local Environmental Plan 2013 as follows:</p> <ul style="list-style-type: none"> <li>• increase the maximum building height control applying to the site from 20m to 58.1m (RL147.1);</li> <li>• increase the non-residential FSR control for the site from 0.6:1 to 1.7:1; and</li> <li>• establish an overall maximum Floor Space Ratio (FSR) control for the site of 6.4:1.</li> </ul>
<b>REPORT BY NAME:</b>	Nigel Riley
<b>APPLICANT:</b>	Christophe Charkos (Urbis Pty Ltd)

#### Public Submissions

Submitter	Applicant/Representative
	Christophe Charkos (Urbis)
	Stephen Jamison (Architect)

#### Panel Recommendation to Council:

The Panel endorses the Officer's Report and Recommendation and supports the Planning Proposal to be forwarded to the Department of Planning Industry and Environment (DPIE) for a Gateway Determination, subject to the provision of a special clause for the height of the building to exclude the lift overrun for access to the communal rooftop.

The Panel notes that the Planning Proposal is consistent with the general strategic direction of both the State Government and North Sydney Council.

The timing in respect to any Voluntary Planning Agreement is a matter for Council and the applicant.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Veronique Marchandau	X	
Ian Pickles	X				
Grant Christmas	X				

**ITEM 2**

<b>PP No:</b>	PP1/20
<b>ADDRESS:</b>	41 McLaren Street, North Sydney
<b>PROPOSAL:</b>	<p>Planning Proposal PP1/20 seeks to amend NSLEP as it relates to land at 41 McLaren Street, North Sydney. In particular, the Planning Proposal seeks the following changes to NSLEP 2013:</p> <ul style="list-style-type: none"> <li>• Increase the maximum Height of Buildings from RL100 metres to RL226 metres;</li> <li>• Increase the minimum non-residential floor space ratio control from 0.5:1 to 3:1</li> </ul> <p>The Planning Proposal is also supported by a public benefit offer to the value of approximately \$4.75 million to be formalised through a Voluntary Planning Agreement. The public benefit offer comprises the provision of affordable housing or works in kind.</p>
<b>REPORT BY NAME:</b>	Karen Buckingham, Executive Strategic Planner, reporting on the independent assessment of PP1/20 by Planning Ingenuity
<b>REASON FOR NSIPP REFERRAL:</b>	Planning Proposal PP1/20 is referred to the NSLPP for advice prior to reporting to Council in accordance with Environmental Planning and Assessment Act 1979.
<b>APPLICANT:</b>	Erolcene Pty Ltd and Claijade Pty Ltd (contact person- Paris Wojcik)

**Public Submissions**

40 Written Submissions received and shared with panel  
1 x presentation / submission from applicant

<b>Submitter</b>	<b>Applicant/Representative</b>
	Michael Harrison (Speaker/Presenter, Strategic Advisor Urban Design and Planning)
	Piran Trethewey (Traffic Engineer)
	Greg Reed (Applicant and Landowner Representative)
	Paris Wojcik (Urban Planner)
	Jyoti Somerville (Heritage Consultant)

**Panel Recommendation to Council:**

The Panel recognises the proponent’s efforts and detailed submissions with respect to this Planning Proposal.

The Panel notes that the applicable Local Strategic Planning Statement has recently been adopted and assured by the Greater Sydney Commission. The LSPS included reference to the Ward Street Masterplan, which was prepared following extensive research and consultation over a number of years. Council considered the decision of the Independent Planning Commission on 7 June 2019 in adopting that Masterplan.

The Panel generally agrees with the Council’s assessment report (prepared by an independent planning consultant) and the reasons for not supporting the planning proposal. However, the Panel does not support this planning proposal for the fundamental reason that the proposal will result in unacceptable solar impacts on the proposed public open space contained in the Ward Street Masterplan area for many months of the year, not just mid-winter.

Voting was as follows:

Unanimous

<b>Panel Member</b>	<b>Yes</b>	<b>No</b>	<b>Community Representative</b>	<b>Yes</b>	<b>No</b>
Jan Murrell	<b>X</b>		Veronique Marchandean	<b>X</b>	
Ian Pickles	<b>X</b>				
Grant Christmas	<b>X</b>				

The public meeting concluded at 4.15pm.

The Panel Determination session commenced at 4.35pm.

The Panel Determination session concluded at 6.30pm.

Endorsed by Grant Christmas

North Sydney Local Planning Panel, 1 July 2020