



NORTH SYDNEY LOCAL PLANNING PANEL

PLANNING PROPOSALS

**RECOMMENDATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING HELD IN
THE COUNCIL CHAMBERS, NORTH SYDNEY,
ON WEDNESDAY 9 NOVEMBER 2022, AT 12.00PM.**

PRESENT

Chair:

Jan Murrell in the Chair.

Panel Members:

John McInerney, Panel Member
Grant Christmas, Panel Member
Ken Robinson, Community Representative

Staff:

Neal McCarry, Team Leader Policy
Katerina Papas, Senior Strategic Planner

Administrative Support

Peita Rose, Governance Officer (Minutes)

In accordance with the Covid 19 Public Health Order this meeting was conducted by remote (Zoom) means.

1. Minutes of Previous Meeting

The Minutes of the NSLPP Meeting of Wednesday, 14 September 2022 were confirmed following that meeting.

2. Declarations of Interest

Nil.

3. Business Items

The North Sydney Local Planning Panel is a NSW Government mandated Local Planning Panel exercising the functions of North Sydney Council, as the Consent Authority, under Section 4.8(2) of the Environmental Planning and Assessment Act, 1979 as amended in relation to development applications, and acts pursuant to a Direction of the Minister for Planning issued under Section 9.1 of the Act, dated 23 February 2018 in relation to Planning Proposals.

The Panel has considered the following Business Items and resolves to recommend each matter as described within these minutes.

ITEM 1

PP No:	5/22
ADDRESS:	71-89 Chandos Street, St Leonards
PROPOSAL:	<p>To amend North Sydney Local Environmental Plan 2013 as follows:</p> <ul style="list-style-type: none"> • 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. <p>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).</p>
REPORT BY NAME:	Katerina Papas, Senior Strategic Planner
APPLICANT:	Ethos Urban

No Written Submission

Registered to Speak

Submitter	Applicant/Representative
	Tom Goode - Ethos Urban - applicant (town planner)
	Sarah Papalia - Ethos Urban - representing applicant (town planner)
	William Smart- Smart Studio - representing applicant (architect)
	Harald Straatveit - Smart Studio - representing applicant (architect)
	Gavin Zhang - TWT Global - applicant

The Panel members have undertaken independent site inspections prior to the meeting.

Panel Recommendation:

The Panel concurs with the Officer’s Assessment Report and accordingly recommends to the Council that the Planning Proposal proceed to a Gateway determination, subject to the Planning Proposal being amended to a maximum building height of 43 metres for a twelve storey building, with an additional height allowance for the lift overrun and use of the rooftop for communal open space. These elements, including the balustrade, are all to be located to be not visible from the public domain at street level.

The Planning Proposal demonstrates both site specific and strategic merit and is consistent with the State 2036 Strategy and Local Government plans and policies.

The Panel endorses the comments provided in the Council Officer’s report to assist the preparation of the development application to guide the built form outcome for this prominent corner site.

Further, by way of comment, the Panel considers that in the final detail of the architectural plans, consideration must be given to providing an appropriate interface to the lower density residential area to the east of Oxley Street. In this regard the design must consider the massing and architectural detail. This includes the height of the ground floor commercial area and fenestration, and consideration to respect the change in topography as well as the need to reduce the basement footprint to ensure deep soil planting with canopy trees on the Oxley Street setback.

The Panel considers that the entering into of a voluntarily planning agreement is a fundamental aspect in order to proceed with the Planning Proposal to ensure public domain improvements. In this regard the offer made by the applicant for an active through-site link, the dedication of land for a linear park and associated public domain works is required as a minimum. The Panel encourages the applicant to also investigate more affordable housing which may be achieved through a mix of reduced dwelling sizes and minimisation of parking given the strategic location of the site close to public transport. Consideration should also be given to making available a number of units to be managed by a housing provider/authority for a period of 15 years for essential workers, and sustainability measures incorporated into the development.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	Y		Ken Robinson	Y	
John McInerney	Y				
Grant Christmas	Y				

The public meeting concluded at 12.40pm

The Panel Determination session commenced at 1.00pm.

The Panel Determination session concluded at 1.45pm

Endorsed by Jan Murrell
North Sydney Local Planning Panel
9 November 2022