

address 200 Miller Street North Sydney NSW 2060

all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DX10587

telephone (02) 9936 8100

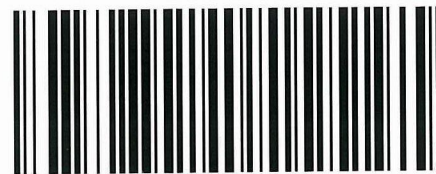
facsimile (02) 9936 8177

email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

Ms Juliet Grant
Director Sydney East Region
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



24 October 2012

Dear Juliet

Re: Planning Proposal – 545-553 Pacific Highway, St Leonards

The attached Planning Proposal seeks to amend NSLEP 2001 as it relates to the subject site so as to allow a building height control of 50 metres and introduce a floor space ratio control of 6.6:1. Associated with the Planning Proposal is a draft Voluntary Planning Agreement (VPA) which provides for significant public benefit. The draft VPA is also attached to allow for a full appreciation of what is proposed.

The Planning Proposal and draft VPA are consistent with, and will help deliver, the built form and public domain outcomes envisaged by the St Leonards / Crows Nest Planning Study – Precinct 1, which was recently formally adopted by Council.

At its meeting on 22 October 2012, Council resolved to support the Planning Proposal so that it may be forwarded to the Department of Planning and Infrastructure in order to receive a Gateway Determination. It would therefore be appreciated if the Planning Proposal be referred to the LEP Review Panel for determination under the 'gateway process'.

Please find attached the following:

- Council officer's report including Council's resolution;
- Planning Proposal; and
- Draft Voluntary Planning Agreement.

Enquiries should be directed to Alex Williams or the undersigned of Council's Strategic Planning Department on 9936 8100.

Yours sincerely

Joseph Hill

MANAGER STRATEGIC PLANNING



ENGLISH	If you do not understand this information, please ring the Translating and Interpreting Service (TIS) on 13 14 50, and ask for an interpreter in your language to contact North Sydney Council on (02) 9936 8100. This is a free service.
ARABIC	إذا لم يكن بمقدورك فهم هذه المعلومات، فالرجاء الاتصال بخدمات الترجمة الخطية والفورية (Translating and Interpreting Service (TIS)) على الرقم 13 14 50 والطلب من مترجم فوري يتحدث العربية أن يتصل لك بمجلس مدينة شمال سيدني على الرقم (02) 9936 8100 – هذه الخدمة مجانية.
GREEK	Αν δεν καταλαβαίνετε αυτές τις πληροφορίες, παρακαλώ τηλεφωνήστε στην Υπηρεσία Μετάφρασης και Διερμηνείας (Translating and Interpreting Service (TIS)) στο 13 14 50, και ζητήστε να σας διαθέσουν ένα διερμηνέα στη γλώσσα σας για να επικοινωνήσετε με το Δήμο του North Sydney στο (02) 9936 8100. Αυτή είναι μια δωρεάν υπηρεσία.
HINDI	यदि आप इस जानकारी को समझ नहीं सकते हैं तो कृपया अनुवाद और दुभाषिया सेवा (Translating and Interpreting Service - TIS) को 13 14 50 पर फ़ोन करें और अपनी भाषा के दुभाषिए द्वारा उत्तरी सिडनी काउंसिल (North Sydney Council) को (02) 9936 8100 पर फ़ोन करने के लिए कहें। यह सेवा नि:शुल्क है।
INDONESIAN	Jika Anda kurang memahami informasi ini, silakan telepon Translating and Interpreting Service (TIS) di 13 14 50, dan mintalah seorang juru bahasa dalam bahasa Anda untuk menghubungi North Sydney Council di (02) 9936 8100. Layanan ini tidak dipungut biaya.
ITALIAN	Se non capite queste informazioni, chiamate il Servizio di Traduzione e Interpretariato (TIS - Translating and Interpreting Service) al numero 13 14 50, e chiedete ad un interprete nella vostra lingua di contattare il North Sydney Council al numero (02) 9936 8100. Il servizio è gratuito.
JAPANESE	上記の情報について何かご質問がございましたら、通訳・翻訳サービス (Translating and Interpreting Service (TIS)) 電話番号 13 14 50 までお問い合わせください。また、ご自分の国の言語で通訳の手配をご希望の方は、ノース・シドニー・カウンスル (North Sydney Council) 電話番号 (02) 9936 8100 まで電話でお問い合わせください。尚、このサービスは、無料です。
KOREAN	이 정보를 이해하지 못하실 경우 번역 통역 서비스 (Translating and Interpreting Service (TIS))에 13 14 50으로 연락하셔서 한국어 통역사를 요청하시고 노스 시드니 카운슬 (North Sydney Council) 연락처인 (02) 9936 8100로 연결하도록 요청하십시오. 이 서비스는 무료입니다.
TAGALOG	Kung hindi ninyo naiintindihan ang impormasyong ito, mangyari lamang na tumawag sa Translating and Interpreting Service (TIS) sa 13 14 50, at hilingin sa interpreter ng inyong wika na tawagan ang North Sydney Council sa (02) 9936 8100. Ito ay isang libreng serbisyo.
TRADITIONAL CHINESE	如果你不明白這份資料，請致電13 14 50聯絡Translating and Interpreting Service (TIS)，要求一名能說你的語言的傳譯員，代你致電(02) 9936 8100聯絡North Sydney Council。這是免費服務。

Planning Proposal

Amendment to Building Height Map and inclusion of Floor Space Ratio
North Sydney Local Environmental Plan 2001
545 – 553 Pacific Highway, St Leonards

October 2012

CONTENTS

1.0	Introduction.....	1
2.0	Site Analysis and Context.....	2
2.1	Regional and Local Context.....	2
2.2	Site Analysis.....	3
2.3	Development History.....	3
3.0	Statutory Context.....	7
3.1	Zoning.....	7
3.2	Key Objectives and Development Control Standards.....	8
3.3	Strategic Context.....	8
4.0	The Planning Proposal.....	11
4.1	Objectives and Intended Outcomes.....	11
4.2	Explanation of Amended Provisions.....	12
4.3	Justification.....	13
4.4	Community Consultation.....	20
5.0	Summary.....	21

Tables and Figures

Table 1.	Key Objectives and Development Control Standards.....	8
Table 2.	Impact of Amending LEP on NSLEP 2001.....	12
Table 3.	Net Community Benefit.....	14
Table 4.	Ministerial Directions.....	18
Figure 1.	Context.....	2
Figure 2.	Aerial View of Site.....	3
Figure 3.	Current view of the site (from southern cnr. of Pacific Hwy & Oxley St).....	4
Figure 4.	View of Clarke Lane (from Oxley Street).....	4
Figure 5.	View of adjoin buildings immediately north west of the subject site.....	5
Figure 6.	View of mixed use building - cnr of Pacific Hwy and Albany St.....	5
Figure 7.	View of site immediately south east of the subject site.....	6
Figure 8.	Zoning Map.....	7
Figure 9.	Indicative visualisation of approved and modified development.....	11

1.0 Introduction

This Planning Proposal has been prepared by Textor Crosby Pty Ltd on behalf of Steve Nolan Constructions to seek an amendment to the height provisions of North Sydney Local Environmental Plan 2001 (the LEP) as they relate to a specific site at 545-553 Pacific Highway, St Leonards.

This Planning Proposal explains the intended effect of the amendment to the LEP and the justification for amending the LEP in accordance with the provisions of section 55 of the Environmental Planning and Assessment Act 1979. This Planning Proposal has also been prepared having consideration to the relevant Department of Planning guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

This planning proposal provides the following information:

- Description of the subject site and its context.
- Photographs of the site.
- Overview of the key elements of the planning proposal.
- Statement of the objectives and intended outcomes of the proposal.
- Explanation of the provisions of the proposal.
- Summary of the justification for the proposal.
- Details of the substantial public benefit that will result from the proposal.
- Consideration of the relevant local and state planning provisions and s117 directions.

2.0 Site Analysis and Context

2.1 Regional and Local Context

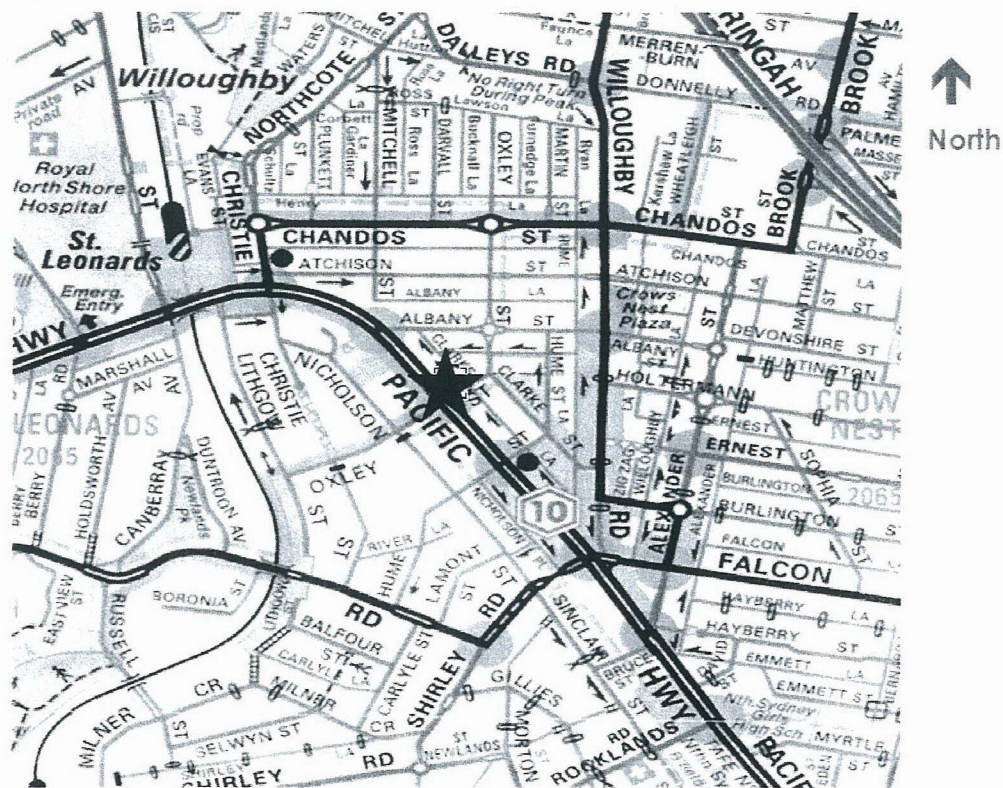
The site, identified in Figure 1, is located on the corner of Pacific Highway and Oxley Street within the St Leonards Town Centre.

The site is within a 'Mixed Use' zone pursuant to North Sydney Local Environmental Plan 2001. Adjacent sites to the north, south and east are zoned 'Mixed Use'. Sites to the west of the site, located on the opposite side of the Pacific Highway, are within the boundaries of Lane Cove Council and are zoned for commercial development.

The area along Pacific Highway is characterised by commercial development up to 4/5 storey in height. Slightly taller commercial buildings are located along Oxley Street immediately to the east of the subject site.

The heritage listed St. Leonards Centre is located directly to the east of this site.

Figure 1. Context



2.2 Site Analysis

The site, outlined in red in Figure 2, is rectangular in shape and has a frontage to the Pacific Highway of 47.33 metres, a frontage of 32.42 metres to Oxley Street and a frontage of 50.28 metres to Clarke Lane. The total site area is 1492m². The land slopes towards the rear (Clarke Lane) at a gradient of around 7%.

The subject site contained two commercial buildings, one of which was formerly occupied by a motor showroom located on the corner of Pacific Highway and Oxley Street. The building that housed the former motor showroom has been demolished and the adjoining building to the northwest is currently being demolished (refer Figure 3).

Figure 2. Aerial View of Site

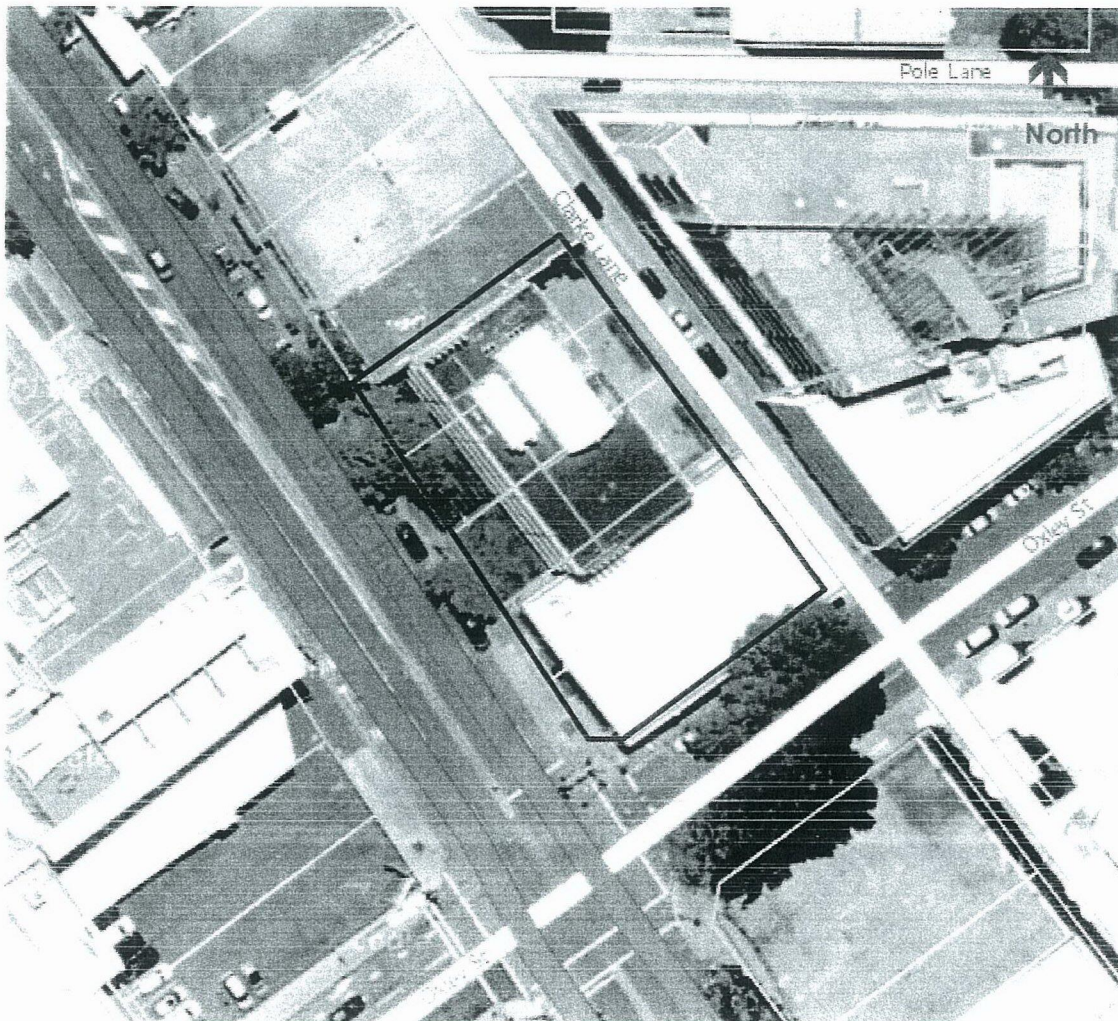


Figure 3. The impact of the proposed building heights on the skyline.

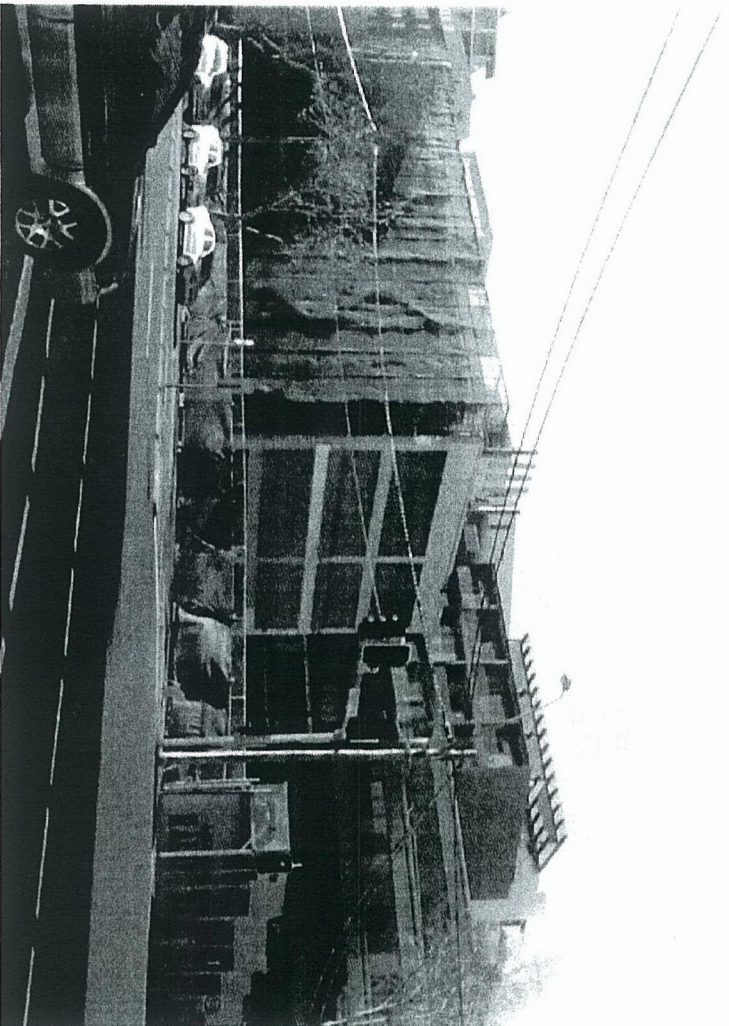


Figure 4. View of Cork Lane (from Oxley Street)

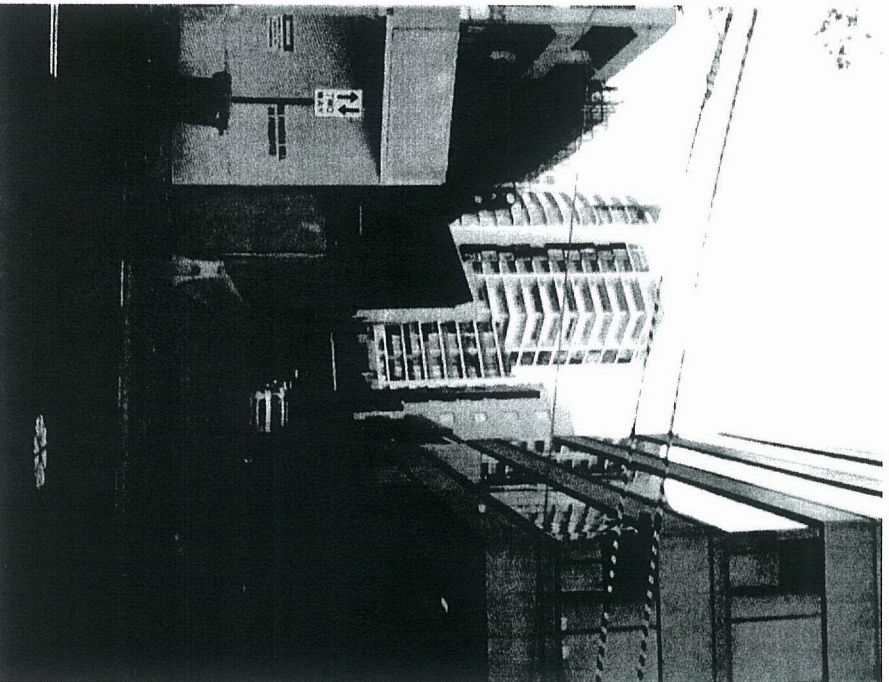


Figure 5. View of existing building immediately north west of the subject site



Figure 6. View of mixed use building - corner of Pacific Hwy and Albany St (north west of the site)

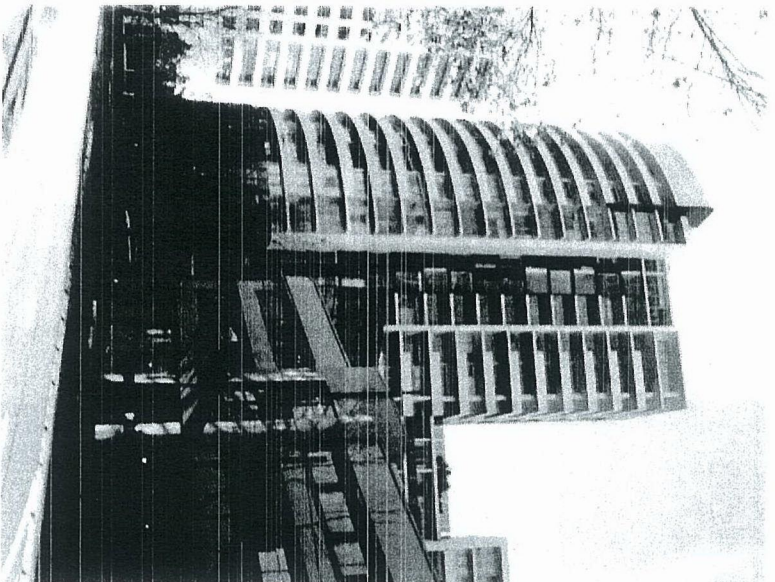


Figure 7 View of the immediate vicinity east of the subject site (odd corner)



2.3 Development History

In April 2010, a development application (DA 153/10) was lodged with North Sydney Council to demolish the existing buildings on the subject site at 545-553 Pacific Highway, St. Leonards and construct a new mixed-use development with basement car parking.

In August 2010 the Sydney East Joint Regional Planning Panel approved the application subject to the deletion of the top two floors and a consequent reduction in car parking.

Amended plans were subsequently lodged with Council and approval was granted for demolition of the existing buildings on the subject site and the construction of a new mixed-use development that is approximately 32.9 metres in height and comprising the following:

- Fifty-three (53) residential units comprising 2 x 3-bedroom (+ study), 33 x 2-bedroom, 16 x 1-bedroom and 2 x studios;
- 2-storey restaurant with outdoor terrace;
- Café;
- Motor Showroom;
- Recreational Use; and,
- Car parking for 74 vehicles.

The overall Floor Space Ratio (FSR) approved for the site is 5.26:1 comprising of a residential FSR of 3.7:1 and a non-residential FSR of 1.56:1.

Demolition of the site as part of the approval notice has begun.

3.2 Key Objectives and Development Control Standards

The key objectives and development control standards that relate to the subject site are contained in *Division 5 Mixed Use Zone* of the NSLEP 2001 and summarised in Table 1 below.

Table 1. Key Objectives and Development Control Standards

Relevant Clause	Comments
Clause 29 Building height	Includes objectives of the building height controls for the mixed-use zone. A building cannot be erected on the subject site in excess of 26m.
Clause 31 Floor space	Includes objectives of the floor space ratio controls for the mixed-use zone. Includes Floor Space Ratio controls for that part of the building to be used for non-residential purposes.
32 Design of Development	Includes objectives and design controls for design of development for the mixed-use zone.

3.3 Strategic Context

St Leonards/Crows Nest Planning Study – Precinct 1

The subject site is located within the St Leonards/Crows Nest Planning Study – Precinct 1 (the Study).

Council's web site provides the following information regarding the Study:

On 29 November 2010 Council resolved to undertake a planning study of the St Leonards / Crows Nest area with the following objectives:

- *New open space in St Leonards / Crows Nest;*
- *Increased investment in St Leonards and decreased commercial vacancy rates, with particular focus on the rejuvenation of the Pacific Highway between St Leonards train station and the intersection of Pacific Highway and Willoughby Road;*
- *Improved connectivity, particularly between St Leonards / Pacific Highway and Willoughby Road;*
- *Improved urban design and street level amenity particularly in St Leonards and along the Pacific Highway; and*
- *Improved building design and residential amenity in St Leonards.*

The St Leonards / Crows Nest Planning Study - Precinct 1 provides a focused analysis and specific recommendations relating to a planning study precinct (Precinct 1) which lies within the broader study area.

The study contains a study area analysis, strategy review and consideration of opportunities and constraints which are used to establish principles and priorities of the study relevant to Precinct 1. Those principles and priorities inform options for open space, pedestrian circulation and amenity, and built form. The study presents a preferred option, which meets the study objectives, with recommendations regarding its implementation.

The study was placed on public exhibition from Thursday 27 October 2011 to Friday 18 November 2011 and was formally adopted by Council on 5 December 2011. Further planning study work in Precinct 1 and amendment of statutory planning documents are being pursued to ensure implementation of the preferred option.

In addition, the planning study identified a preferred built form option for the subject site and the potential locations for new open space as a component of the preferred option.

Draft Local Environmental Plan 2009

Council's website provides the following information in relation to the draft LEP 2009

"Public exhibition of the Draft Local Environmental Plan (LEP) ended on 31 March 2011. At its meeting of 4 July 2011, Council resolved to adopt the Draft LEP (with amendments) and send it to the Department of Planning and Infrastructure (DPI) with a request that the Minister for Planning make the plan. The Draft LEP was sent to the DPI on 21 July 2011 and is under consideration by that Department."

The Study identified overall objectives and development control standards of the draft LEP remain relatively unchanged from the existing LEP as it relates to the subject site.

North Sydney Residential Development Strategy 2009

The North Sydney Residential Development Strategy was adopted by Council on 20 June 2011 and informed the preparation of the draft LEP 2009. The RDS concludes that the DLEP 2009 will meet housing targets through the following:

- Contain sufficient capacity to accommodate over 6,000 additional dwellings by 2031 in addition to the 1,300 dwellings already approved since 2004. The DLEP 2009 achieves the NSW Government's draft housing target without having to make significant policy changes, upzonings or increases in development potential;
- Concentrate the bulk of new dwellings in Mixed Use centres in close proximity to retail, office, health, education, transport, leisure, entertainment facilities and community and personal services;
- Deliver housing choice for a range of socio_economic groups throughout North Sydney to meet the needs of existing and future residents; and
- Minimise the impact of new development on local character, amenity, environment and heritage.

Sydney over the Next 20 Years – A Discussion Paper (May 2012)

This Discussion Paper that is currently on public exhibition is the first step in the State Government's development of a new Metropolitan Strategy for Sydney.

One of the major challenges identified in the Discussion Paper is the projected rise in Sydney's population by more than 1.3 million persons by 2031 requiring an estimated 570,000 more new homes.

These estimates are far higher than anticipated in the 2005 Metropolitan Strategy and are likely to have a flow on effect in terms of the contribution individual Council's will need to make towards housing supply.

4.0 The Planning Proposal

The Planning Proposal is prepared in accordance with the document "A Guide to Preparing Planning Proposals" prepared by the then NSW Department of Planning.

The Planning Proposal is comprised of the following four (4) parts:

- Part 1 A statement of the Objectives or Intended Outcomes of the proposed LEP;
- Part 2 An Explanation of the Provisions that are to be included in the proposed LEP;
- Part 3 The Justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 Details of the Community Consultation that is to be undertaken on the planning proposal.

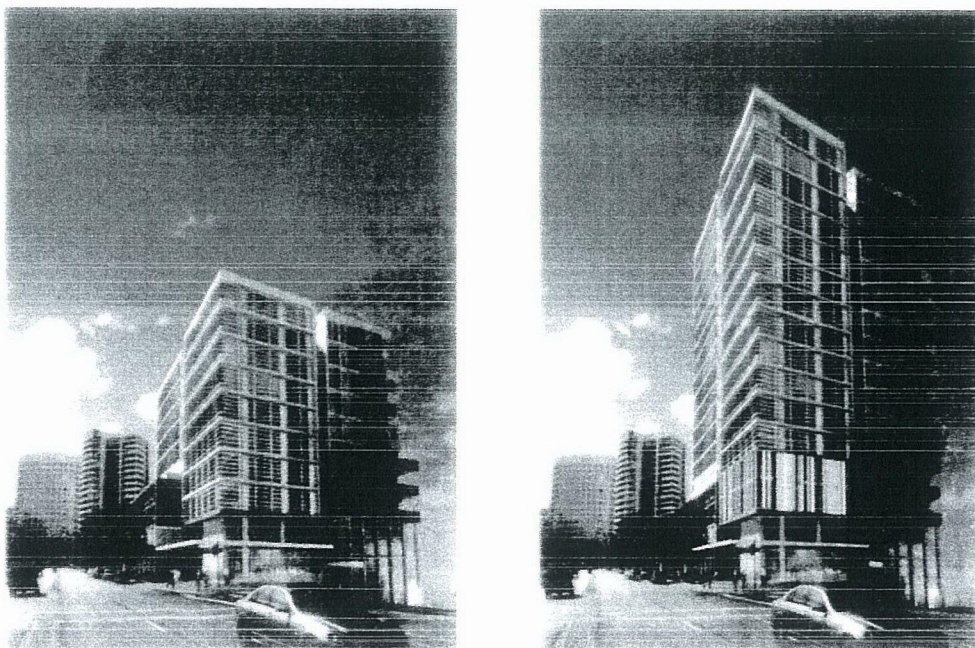
4.1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to amend the NSLEP 2001 as follows:

1. Increase the maximum height limit for the subject site from the present 26 metres to 50 metres consistent with the St Leonards/Crows Nest Planning Study; and,
2. Include a Floor Space Ratio for the subject site of 6.6:1 (that includes a 'bonus' FSR of 1.6:1).

Figure 10 provides a comparison of indicative visualisations for the approved development on the subject site and what the development outcome would be pursuant to the LEP amendment proposed in this Planning Proposal.

Figure 9. Indicative visualisation of approved and modified development



In addition to the amended height control and inclusion of a FSR control, the intended outcome for the subject site is a building that has a built form consistent with the ground level setback controls identified in the St Leonards/Crows Nest Planning Study – Precinct 1.

To provide greater certainty and clarity in regard to the outcomes of the Planning Proposal it is proposed to lodge a development application for the site so that it can be placed on public exhibition with the Planning Proposal (subject to the Gateway determination).

4.2 Explanation of Amended Provisions

Table 2 provides a summary of how the amending LEP impacts on the relevant provisions of the NSLEP 2001.

Table 2. Impact of Amending LEP on NSLEP 2001

Division 5 Mixed Use Zone	Impact of Amending LEP
Clause 29(1) Building height objectives	No changes are proposed to the objectives of the building height controls for the mixed-use zone. The amending LEP will maintain the relevance of the objectives in relation to building height.
Clause 29(2) Building height controls	The height shown on the map for the subject site is 26m. This Planning Proposal proposes to amend Map 2 – ‘Floor Space Ratios, Heights and Reservations’ to show a height for the subject site of 50 metres.
Clause 31 Floor space	No changes are proposed to the objectives of the floor space ratio controls for the mixed-use zone. The amending LEP will provide for a Floor Space Ratio for the subject site of 6.6:1 (comprising ‘base’ FSR of 5.0:1 and a ‘bonus’ FSR of 1.6:1). The bonus FSR will be considered as a trade-off for public benefits.
Clause 32 Design of development	The amending LEP will maintain the relevance of the objectives and design controls in relation to the design of development.

4.3 Justification

4.3.1 Section A – Need for a Planning Proposal

1. Is the Planning Proposal a result of any strategic Study or Report

Yes. The Planning Proposal is a direct result of the St Leonards/Crows Nest Planning Study – Precinct 1. Details of the Study are provided in Section 3.3 of this proposal.

In relation to the subject site, the planning study identified the following preferred built form option:

- FSR – 5:1 (6:1 with bonus);
- Height – 50 metres;
- Ground level setbacks – 3m on Pacific Highway and Oxley Street frontages; and,
- 4-storey podium.

To achieve the Council's preferred built form option for the subject site, it is necessary to amend the LEP through a Planning Proposal.

The Planning Proposal provides for a 'base' FSR of 5:1 that is permitted by current controls. A 'bonus' FSR of 1.6:1 is proposed to allow for appropriate trade-offs between development feasibility and public benefit. The justification for the 'bonus' FSR is the following commensurate public benefit being provided:

1. Open Space

A Voluntary Planning Agreement is being entered into that will deliver open space outcomes on the eastern side of Hume Street. This new space will:-

- effectively increase Hume Street Park;
- provide improved pedestrian access to the park; and
- form part of an important link within the broader pedestrian network that links St Leonards town centre and Willoughby Road.

2. Pedestrian Circulation/Amenity

Increased ground level setbacks are provided along Pacific Highway and Oxley Street with glazed awnings. These setbacks will:

- improve pedestrian amenity;
- encourage 'active' street frontages at ground level; and,
- generally improve the public domain.

It should be noted that these benefits are in addition to what would be normally required by a new development. They are also public benefits that have been identified by Council as being desperately needed in St Leonards.

2. Is the Planning Proposal a better means of achieving the objectives or intended outcomes, or is there a better way

Yes. The Planning Proposal is seen as the best means of achieving the objectives or intended outcomes because:

- It will expediate implementation of the preferred built form option that North Sydney Council has adopted for the subject site following a focused analysis of the planning study precinct (Precinct 1) which lies within the broader St Leonards/Crows Nest study area; and
- Construction has already commenced on the subject site in accordance with the approved development application detailed in Section 2.3 of this proposal. This approved development has a height of 32.9 metres and does not provide for any new open space in the St Leonards/Crows nest precinct.

3. Is there a net community benefit

A net community benefit arises where the sum of all the benefits of a development or rezoning outweighs the sum of all costs. The justification to proceed with the amending LEP has taken into consideration the public interest and the consequence of not proceeding with the necessary changes to the planning controls.

Table 3 provides an evaluation of the Planning Proposal against the key criteria for a Net Community Benefit Test set out in the Department of Planning's Draft Centres Policy. Although not located in a recognised centre it is considered appropriate to use the evaluation criteria as part of a net community benefit test for the amending LEP. The level of detail and analysis is proportionate to the size and likely impact of the proposed LEP amendment.

Based on the assessment of the key evaluation criteria in Table 3, it is considered that the proposed changes to the North Sydney LEP 2001 will produce a net community benefit.

Table 3. Net Community Benefit

Evaluation Criteria	Assessment	✓/x
Will the LEP be compatible with agreed State and regional strategic direction for development in the area?	The LEP is compatible with the following State and regional strategic directions; ▪ To contain the urban footprint and achieve a balance between greenfields growth and renewal in existing areas; ▪ To focus activity in accessible centres; ▪ Aim to locate new housing within the walking catchments of existing and planned centres of all sizes with good public transport; ▪ To produce housing that suits our expected future needs; and, ▪ To improve the quality of new housing development and urban renewal	✓
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional or subregional strategy?	The LEP is located in the Global Economic Corridor as identified in the Metropolitan Strategy.	✓

Evaluation Criteria	Assessment	✓/x
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The LEP responds to a detailed study area analysis for the St Leonards/Crows Nest precinct. The expectations of the landowner or other landowners in the precinct will be informed by the findings of the study.	✓
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	There are no identified cumulative effects from spot rezoning in the locality that needs to be considered.	✓
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	Permanent employment activity will be generated with the strata management of the site, provision of commercial office suites and restaurant.	✓
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The amending LEP will increase the residential yield from the site and therefore housing supply.	✓
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?	Preliminary analysis indicates that existing public infrastructure such as road and rail is capable of servicing the proposed development of the site.	✓
Is there good pedestrian and cycling access?	There is good pedestrian access in the locality of the subject site.	✓
Is public transport currently available or is there infrastructure capacity to support future public transport.	The subject site is within 600 metres of the St Leonards train station. Site is also very well located in relation to bus	✓
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers?	The proposal will reduce car distances travelled by tenants who will be located close to shops, services and existing public transport and rail station.	✓
If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	Impact of less distance traveled by tenants will result in a decrease in greenhouse gas emissions and operating costs for vehicles etc. The fewer kilometers traveled will also result in improved road safety.	✓
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal?	Yes. The Government has significant investment in the existing rail network.	✓
If so, what is the expected impact?	The patronage on the rail network will increase.	✓
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other	No.	✓

Evaluation Criteria	Assessment	✓/x
environmental impacts?		
Is the land constrained by environmental factors such as flooding.	No	✓
Will the LEP be compatible or complementary with surrounding land uses?	The LEP will be compatible with existing mix use residential/commercial development in the area.	✓
What is the impact on amenity in the location and wider community?	The proposal will provide for improved streetscape and contribute to the revitalisation of this precinct. In particular, the proponent will enter into a Voluntary Planning Agreement (VPA) that will contribute to the provision of new open space in the precinct.	✓
Will the public domain improve?	Yes. The VPA will contribute to the provision of more public open space in the precinct.	✓
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	The proposal will increase the number of restaurants operating in the area and will provide a mix of commercial space.	✓
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	No.	✓
What are the public interest reasons for preparing the draft plan?	The public interest for preparing the draft plan will be a number of economic and social benefits including: ■ Improved streetscape; ■ Provision of public open space; ■ Meet the strong demand for quality units in the area; ■ Improved sustainability due to sites proximity to public transport and services.	✓
What are the implications of not proceeding at this time?	Most importantly, the opportunity for redevelopment with the current developer will be lost due to the commencement of existing approval on the site. This will lead to uncertainty in the council preferred future built form of the precinct.	✓

4.3.2 Section B – Relationship to Strategic Planning Framework

4. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies

The Planning Proposal is consistent with the following objectives of the *Metropolitan Plan for Sydney 2036*:

- To focus activity in accessible centres; and,
- To locate 80% of new dwellings within walking catchments of centres.

As indicated previously in Section 3.3 of this proposal, a key component of the strategic context for housing supply in Sydney is the projected rise in Sydney's population by more than 1.3 million persons by 2031 requiring an estimated 570,000 more new homes.

These estimates are far higher than previously anticipated in the Draft Inner North Subregional Strategy and it provides a greater imperative to roll out additional housing that is well located in relation to public transport, employment and services.

5. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan

North Sydney Council has a number of local strategic plans that are relevant to the Planning Proposal. The following provides a summary of how the Planning Proposal is consistent with the objectives of the local strategic plans.

North Sydney Residential Development Strategy 2009

The Planning Proposal is consistent with the North Sydney Residential Strategy because it will:

- Provide additional housing to meet the revised projected demand from the increasing population projections.
- Concentrate the bulk of new dwellings in Mixed Use zone in close proximity to retail, office, health, education, transport, leisure, entertainment facilities and community and personal services;
- Deliver housing choice for a range of socio economic groups; and
- Minimise the impact of new development on local character, amenity, environment and heritage.

North Sydney Local Development Strategy 2009

This Strategy is identified by Council as "a translation of the strategic vision for North Sydney Council as identified in the Metropolitan and Subregional Strategies".

The Planning Proposal is consistent with this Strategy because it:

- Maintains both commercial and residential uses in the mixed use zone;
- Maintains employment generating uses on the site; and,
- Responds to the changing market demands for more housing choice in close proximity to public transport, retail and services.

2020 Vision Strategic Plan

The 2020 Vision "sets a strategic direction for where the community of North Sydney wants to be in the year 2020.

The Planning Proposal is consistent with this Plan because it:

- Improves the mix of land use by providing commercial, retail and residential uses;
- Contributes to ensuring a vibrant, strong, and sustainable local economy by providing a mix of employment opportunities;
- Provides a mix of housing units in close proximity to public transport and jobs; and,
- Contributes to the provision of private open space through a Voluntary Planning Agreement.

6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies

There are a number of State Environmental Planning Policies that will apply to any proposed development of the site but are not applicable to the assessment of this Planning Proposal

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s 117 directions)

Table 4 provides an assessment of the Planning Proposal against the applicable Ministerial Directions. The Planning Proposal is assessed as being generally consistent with the identified applicable Ministerial Directions.

Table 4. Ministerial Directions

Ministerial Direction	Comment	✓/X
1. Employment and Resources		
1.1 Business and Industrial Zones	The planning proposal is consistent with the objectives of the direction because it will continue to provide for employment growth with the provision of commercial and retail facilities on the ground levels.	✓
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	The planning proposal is consistent with the objectives of the direction because it will improve the choice, accessibility and distribution of housing stock. It will also help reduce the consumption of land on the urban fringe.	✓
3.4 Integrating Land Use and Transport	The planning proposal is consistent with the objectives of the direction because it	

	provides for housing in close walking distance to major public transport in the form of trains and buses. This will reduce travel demand and have a direct impact on the environment.	✓
5. Regional Planning 5.2 Sydney Drinking Water Catchments	The planning proposal is prepared in accordance with the general principle that water quality within the Sydney drinking water catchment will be protected. The Planning proposal is consistent with SEPP (Sydney Drinking Water Catchment) 2011 and development will have a neutral or beneficial effect on water quality.	✓
6. Local Plan Making 6.3 Site Specific Provisions	The objective of the planning proposal will amend North Sydney Local Environmental Plan 2001 in order to allow the particular development proposal to proceed in the existing zone.	✓
7. Metropolitan Planning 7.1 Implementation of the Metropolitan Strategy	The Planning Proposal is shown to be consistent with the NSW Government's Metropolitan Plan for Sydney 2036. (refer Section 4.3.2 of this proposal)	✓

4.3.3 Section C – Environmental, Social and Economic Impact

8. is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There has been no critical habitat or threatened species, populations or ecological communities, or their habitats, identified on this site.

9. Are there any other likely environmental impacts as a result of the Planning Proposal (and if so), how are they to be managed?

There are no likely environmental impacts as a result of this Planning Proposal. The proposed change to the maximum permissible height limit is not likely to give rise to any particular environmental impact given the location of the subject site and the nature of existing built form in the area. Any future development of the site will be assessed against the environmental provisions of the applicable planning instruments.

10. Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal is unlikely to deliver any detrimental economic effects and will deliver a number of positive social benefits, including

- A mix of housing well located to public transport, shops and amenities;
- Greater dwelling choice;

- Improved public domain; and,
- A more vibrant interface with the street and lane to the rear.

4.3.4 Section D – State and Commonwealth Interests

11. Is there adequate public infrastructure for the planning proposal?

The locality of the Planning Proposal is very well served by existing public transport and road infrastructure. It is expected that the roads and public transport will continue to be able to adequately serve the area.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with other public authorities has not occurred at this stage of the gateway process. It is expected that any consultation will be identified following the gateway determination.

4.4 Community Consultation

Community consultation will be undertaken in accordance with the requirements of the gateway determination.

The Planning Proposal is considered to be a 'low impact' proposal because:

- It is consistent with the recommendations of the St Leonards / Crows Nest Planning Study - Precinct 1; and
- The study was adopted by Council following a public exhibition of the study.

5.0 Summary

In summary, the Planning Proposal should receive favourable consideration because;

1. It is consistent with both Local and State Government strategies on the provision of additional new housing and the opportunity should not be lost.
2. The subject site is ideally located within walking distance of public transport, shops and services.
3. New challenges have emerged placing greater pressure on the provision of well-located housing. Sydney's population is growing faster than previously expected.
4. There are demonstrated social benefits resulting from the proposed amendment that include the provision of a range and diversity of housing types, the provision of growth within close proximity to a centre and public transport corridor and the provision of public open space through a VPA.
5. A Net Community Benefit Test demonstrates a net community benefit arises from the Planning Proposal.

VOLUNTARY PLANNING AGREEMENT

PARTIES

North Sydney Council

ABN 32 353 260 317

(Council)

AND

Ralan St Leonards Pty Ltd

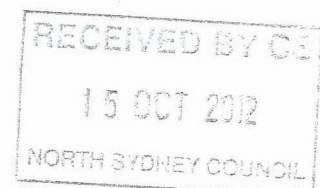
ACN 147 661 345

(Developer)

July 2012

Storey & Gough Lawyers
Headmasters Cottage, 3 Marist Place, Parramatta
DX28337 Parramatta
Tel: (02) 9630 2361
Fax: (02) 9683 1605

Ref : CCG:TE:120313



Contents

BACKGROUND		3
OPERATIVE PROVISIONS		5
1	Planning agreement under the Act	5
2	Application of this Agreement	5
3	Operation of this Agreement	5
4	Definitions and interpretation	5
5	Development Contributions to be made under this Agreement	7
6	Application of s94, S94A and s94E of the Act to the Development	7
7	Application of the Development Contributions	7
8	Registration of this Agreement	8
9	Review of this Agreement	8
10	Dispute Resolution	8
11	Notices	9
12	Approvals and consent	10
13	Assignment and dealings	10
14	Costs	11
15	Entire agreement	11
16	Further acts	11
17	Governing law and jurisdiction	11
18	Joint and individual liability and benefits	12
19	No fetter	12
20	Representations and warranties	12
21	Severability	12

VOLUNTARY PLANNING AGREEMENT No. _____ of 2012

Planning Agreement made at _____ on _____

Parties: **North Sydney Council ABN 32 353 260 317** of 200 Miller Street, North Sydney NSW 2060
("Council")

Ralan St Leonards Pty Ltd ACN 147 661 345 of _____
("Developer")

BACKGROUND

- A. The Developer owns the Land.
- B. The Developer proposes to carry out the Development on the Land. To this extent the Developer proposed to make a development application to Council for the Development.
- C. Clause 29(2) of North Sydney Local Environmental Plan 2001 ("LEP 2001") provides that a building must not be erected in the mixed use zone in excess of the height shown on the map. The map relating to clause 29(2) provides a height limit of 26 metres for the Land, which is located within a mixed use zone.
- D. Council has adopted the St Leonards / Crows Nest Planning Study - Precinct 1 which makes provision for an increase in building height to 50m. The Land is located within the area the subject of the Planning Study.
- E. The Developer has sought a change to clause 29(2) of LEP 2011 to allow a height limit of 50 metres for the Land.
- F. The Developer has made an offer to enter into a planning agreement with Council and the Council has accepted the offer. The Parties wish to formalise that arrangement by entering into this Agreement in accordance with section 93F of the Act.

22	Modification	13
23	Waiver	13
24	Goods and Services Tax	13
25	Discharge of Developers Obligations	14
Schedule 1 – Interpretation		16

OPERATIVE PROVISIONS

1. Planning agreement under the Act

The Parties agree that this Agreement is a planning agreement within the meaning of section 93F of the Act.

2. Application of this Agreement

This Agreement applies to:

- (a) the Land, and
- (b) the Development.

3. Operation of this Agreement

The parties each agree that this Agreement operates on and from the date of this Agreement.

4. Definitions and interpretation

4.1 Definitions

Terms used in this planning agreement which are defined in Schedule 1 ("Interpretation") shall have the same meaning as ascribed to them by that Schedule and such meanings apply unless the contrary intention appears.

4.2 General

In this Agreement the following definitions apply:

- (a) A reference to this Agreement or another instrument includes any variation or replacement of any of them;

- (b) A reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (c) The singular includes the plural and vice versa;
- (d) The word "person" includes a firm, a body corporate, an unincorporated association or an authority;
- (e) A reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation, persons taking by novation) and assigns;
- (f) A reference to anything (including, without limitation, any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any two or more of them collectively and to each of them individually;
- (g) "include" or "including" when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind;
- (h) If a party is required to do something, that includes a requirement to cause that thing to be done. If a party is prohibited from doing anything, it is also prohibited from doing or omitting to do anything which allows or causes that thing to be done;
- (i) A reference to a statute, ordinance, code or law includes a state ordinance code or law of the Commonwealth of Australia;
- (j) A reference to a body, whether statutory or not which ceases to exist or whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its powers or functions;
- (k) No rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of this Agreement;
- (l) Any capitalized term used, but not defining in this Agreement, will have the meaning ascribed to it under, and by virtue of, the Act;
- (m) Headings are inserted for convenience only and do not affect the interpretation of this Agreement;
- (n) A reference in this Agreement to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney;
- (o) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day;

- (p) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars;
 - (q) A reference in this Agreement to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced;
 - (r) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement;
 - (s) A reference to this Agreement includes the agreement recorded in this Agreement; and
 - (t) Any schedules and attachments form part of this Agreement.
-

5. Contributions to be made under this Agreement

- (a) The Developer will for the purpose of increasing the amount of Public Open Space in the North Sydney Local Government Area provide a monetary contribution in the amount of \$1,527,500.00 by way of a bank cheque in favour of North Sydney Council upon execution of this Agreement.
- (b) The Developer agrees and acknowledges that:
 - (i) any future building on the Land will be set back 3 metres from both the Pacific Highway and Oxley Street frontages of the Land;
 - (ii) any future Development Consent for, or Modification relating to, a building on the Land may require development of the Setback Areas so that they are consistent with the public domain and they are at grade flush with the adjacent public footpath;
 - (iii) any development of the Setback Areas will be designed and constructed in accordance with the technical requirements for footpaths in *North Sydney Development Control Plan 2002* and Council's Infrastructure Specifications Manual;
 - (iv) an easement in gross in favour of the Council permitting public access to the Setback Areas will be registered against the title to the Land at no cost to the Council; and
 - (v) the easement in gross referred to in clause 5(b)(iv) will require the owner of the Setback Areas to maintain and repair the land to the satisfaction of the Council, to maintain sufficient public liability

insurance and to ensure that any rules made by an Owner's Corporation relating to the Setback Areas are approved by the Council.

- (c) The Developer agrees and acknowledges that:
 - (i) any future Development Application or Modification Application for a building on the Land will not include building or any development (other than landscaping or fencing) above RL 105.06 on the hatched portion of the Land shown in Appendix A, consistent with the limitation expressed in condition C41 of Development Consent DA153/10 granted on 29 September 2010; and
 - (ii) a covenant will be registered against the title to the Land prohibiting any building or development (other than landscaping or fencing) above RL 105.06 on the hatched portion of the Land shown in Appendix A.
- (d) The Developer agrees and acknowledges that the obligations under this Agreement at clause 5(b) and clause 5(c) are relevant considerations for the Council or any other consent authority when determining any future Development Application or Modification Application and that a failure to comply with those obligations or any inconsistency with the requirements in those clauses may constitute a reason for refusal of any such application.

6. Application of s94, s94A and s94EF of the Act to the Development

- (a) Sections 94, 94A and 94EF of the Act will apply to any future development of the Land.
- (b) Benefits under this planning agreement are excluded from being taken into consideration under s94(6) of the Act and its application to any future development of the Land.

7. Application of the Contributions

- (a) The Council must upon receipt of the monetary contribution paid by the Developer in accordance with clause 5 of this Agreement and within a reasonable time after the date of this Agreement use that contribution as it sees fit to:
 - (i) Acquire land for the provision of Public Open Space;
 - (ii) Attend to the embellishment of the land so acquired for open space; or
 - (iii) Care for and maintain the said open space.
- (b) In the event the Council determines not to acquire land for the purposes of establishing new open space areas, the Council agrees that the contributions made under this Agreement will be applied towards the embellishment and maintenance of other land for the purposes of public open space and recreation with the North Sydney Local Government Area.
- (c) For the avoidance of doubt, nothing in this Agreement requires the Council to:
 - (i) Spend the contributions made under this Agreement by a particular date; or
 - (ii) Refund to the Developer any contributions made under this Agreement.
- (d) The parties acknowledge and agree that the setback of buildings referred to in clause 5(b) will provide more space for pedestrian use and increase the amenity of that area for pedestrian users.

8 Registration of this Agreement

- (a) The Developer represents and warrants that it is the registered proprietor of the Land.
- (b) The Developer agrees that it will procure the registration of this Agreement, under the *Real Property Act 1900* (NSW) in the relevant folios of the Register for the Land in accordance with s93H of the Act.
- (c) The Developer at its own expense will, promptly after this Agreement comes into operation, take all practical steps, and otherwise do anything that the Council reasonably requires, to procure:
 - (i) the consent of each person who:
 - (A) has an estate or interest in the Land; or
 - (B) is seized or possessed of an estate or interest in the Land; and
 - (ii) the execution of any documents; and
 - (iii) the production of the relevant duplicate certificates of title,to enable the registration of this Agreement in accordance with clause 8(b).
- (d) The Developer at its own expense, will take all practical steps, and otherwise do anything that the Council reasonably requires:
 - (i) to procure the lodgment of this Agreement with the Registrar-General as soon as reasonably practicable after this Agreement comes into operation but in any event, no later than 90 Business Days after that date; and
 - (ii) to procure the registration of this Agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this Agreement is lodged for registration.

- (e) The Council will provide a release and discharge of this Agreement so that it may be removed from the folios of the Register for the Land (or any part of it) provided the Council is satisfied the Developer has duly fulfilled its obligations under this Agreement and is not otherwise in default of any of the obligations under this Agreement.

9 Review of this Agreement

This Agreement may be reviewed or modified by the agreement of the parties using their best endeavors and acting in good faith.

10 Dispute Resolution

10.1 Dispute

If any dispute arises out of this Agreement (*Dispute*) a party to the agreement must not commence any court or arbitration proceedings unless the parties to the Dispute have complied with the following paragraphs of this clause except where a party seeks urgent interlocutory relief.

10.2. Notice of Dispute

A party to this Agreement claiming that a dispute has arisen out of or in relation to this Agreement must give written notice (*Notice*) to the other party to this Agreement specifying the nature of the dispute.

10.3 Dispute resolution

If the parties do not agree within 7 days of receipt of the Notice (or such further period as agreed in writing by them) as to:

10.3.1 the dispute resolution technique (eg expert determination) and procedures to be adopted.

10.3.2 the timetable for all steps in those procedures; and

10.3.3 the selection and compensation of the independent person required for such technique.

The parties must mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales as published by the Law Society of New South Wales from time to time, and, the President of the Law Society of New South Wales or the President's nominee will select the mediator and determine the mediator's remuneration.

11 Enforcement and Security

- (a) This Agreement may be enforced by any party in any Court of competent jurisdiction.
- (b) The parties acknowledge and agree that the timing of requirements to pay contributions, the agreements and acknowledgements under clause 5, the requirements under clause 7 for registration of this Agreement and the restrictions on assignment of this Agreement under clause 14 will provide sufficient security for the performance of the Developer's obligations under this Agreement.

12 Notices

- 12.1 Any notice, consent, information, application or request that must or may be given or made to a party under this Agreement is only given or made if it is in writing and sent in one of the following ways:
 - a. Delivered or posted to that party at its address set out below.
 - b. Faxed to that party at its fax number set out below.
 - c. Emailed to that party at its email address set out below.

under this Agreement in that party's absolute discretion and subject to any conditions determined by the Party.

- (b) A party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.
- (c) this planning agreement does not impose any obligation on a Consent Authority to:
 - (i) grant development consent; or
 - (ii) exercise any function under the Act in relation to a change in an environmental planning instrument.

14 Assignment and Dealings

The Developer may not sell, transfer, assign or novate or similarly deal with its right, title or interest in the Land (if any) or rights or obligations under the terms of this agreement, or allow any interest in them to arise or be varied, in each case, without Council's consents and unless, prior to any such sale, transfer, assignment, charge, encumbrance or novation, the Developer:

- (i) at no cost to Council, first procures the execution by that person of all necessary documents in favour of Council by which that person agrees to be bound by the Agreement as if they were a party to the original Agreement; and
- (ii) satisfies the Council that the Developer is not in breach of this Agreement.

15 Costs

The Developer agrees to pay or reimburse Council all costs incurred in connection with:

- (a) the negotiation, preparation and execution of this Agreement; and
- (b) advertising and exhibition of this Agreement in accordance with the Act, within 3 business days after receipt of a tax invoice from Council.

16 Entire Agreement

This Agreement constitutes the entire agreement of the parties about its subject matter and supersedes all previous agreements, understandings and negotiations on that subject matter.

17 Further Acts

Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

18 Governing Law and Jurisdiction

This Agreement is governed by the law of New South Wales. The Parties submit to the nonexclusive jurisdiction of its courts and courts of appeal from them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

Without preventing any other method of service, any document in an action may be served on a party by being delivered or left at that party's address in the Details.

19 Joint and individual liability and benefits

Except as otherwise set out in this Agreement, any agreement, covenant, representation or warranty under this Agreement by 2 or more persons binds them jointly and each of them individually, and any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

20 No fetter

Nothing in this Agreement shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

21 Representations and warranties

The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

22 Severability

- (a) The parties acknowledge that under and by virtue of Section 93F(4) of the Act, any provision of this Agreement is not invalid by reason only that there is no connection between the Development the object of the expenditure of any money required to be paid by that provision.
 - (b) The parties agree that to the extent permitted by Law, this Agreement prevails to the extent of its inconsistency with any Law.
 - (c) If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
 - (d) If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.
-

23 Modification

No modification of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement and is in accordance with the provisions of the Act.

24 Waiver

- (a) The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- (b) A waiver by a Party is only effective if it is in writing.

- (c) A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
-

25 Goods and Services Tax

If any Party reasonably decides that it is liable to pay GST on a supply made to the other Party under this Agreement and the supply was not priced to include GST, then recipient of the supply must pay an additional amount equal to the GST on that supply.

26 Discharge of Developers Obligations

The Developer's obligations under this Agreement shall be discharged on the occurrence of any of the following:

- a. The developer's obligations have been fully carried out in accordance with this Agreement; or
 - b. The performance of this Agreement has been frustrated by an event or events beyond the reasonable control of the Parties; or
 - c. The Developer has fully and completely assigned the Developer's interest under this Agreement in accordance with its terms; or
 - d. Council and the Developer otherwise agree to the modification or discharge of this Agreement.
-

27 Counterparts

This Agreement may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

Setback Areas means the area of the Land created by the set back of any future building at least 3 metres from the Pacific Highway and Oxley Street, as required by clause 5(b)(i) of this Agreement.

Appendix A – Land subject to Height Limitation (clause 5(c))

LGA: NORTH SYDNEY
PARISH: WILLOUGHBY

LOCALITY: ST LEONARDS
COUNTY: CUMBERLAND

SCALE: 1:400
DATE: 10-10-2012



(X) LAND SUBJECT TO HEIGHT LIMITATION

VICTORIA TESTER
REGISTERED SURVEYOR

SIGNATURES AND SEALS

THIS IS THE PLAN MARKED 'A' REFERRED TO IN AGREEMENT DATED
BETWEEN RALAN ST LEONARDS PTY. LTD. AND NORTH SYDNEY COUNCIL