

ST LEONARDS SOUTH RESIDENTIAL PLANNING PROPOSAL REVIEW

TERMS OF REFERENCE

INTRODUCTION

A collaborative process convened and managed by the Department of Planning, Industry and Environment (DPIE) with the Government Architect NSW (GANSW), will support Lane Cove Council in responding to the advice provided by the Independent Planning Commission (IPC) on Council's St Leonards South Residential Planning Proposal.

1. PURPOSE

The purpose is to provide an opportunity for an open and structured discourse with Lane Cove Council on the St Leonards South Residential Planning Proposal. In addition, to give a clear strategic context for South St Leonards to direct planning for the area.

A report will be produced following the design charrette to document key charrette outcomes and provide guidance for height, scale and open space.

Council can consider this report when it considers submissions to exhibition of the St Leonards South Residential Planning Proposal. The Department will be guided by the report when finalising the 2036 Plan for St Leonards and Crows Nest.

OBJECTIVES

The objectives of the design charrette are:

- Collate and summarise the IPC considerations documented in a spatial format for discussion.
- Have an open discussion about urban and landscape design opportunities and issues of the site utilising Better Placed and Greener Places objectives.
- Discuss outcomes for the site based on spatial and design quality aspirations, including place making and spatial inter-relationships within the planning proposal (including height, scale and open space).
- Document outcomes that respond to IPC considerations, state and local planning policy objectives.

2. SCOPE

The scope includes, but is not limited to:

- Review of IPC advice and detailed considerations:
 - Any overshadowing concerns.
 - Appropriate and sensitive transition to adjacent residential areas.
 - Bulk and scale of the development within the character of the area
 - Open space and social infrastructure provision, public domain provision, and quality.
 - The housing mix (incl. affordable housing) contribution of the proposal to the St Leonards, Crows nest area.
 - Responsiveness of the design to the topography of the site.
 - Heritage interfaces and transition to the west.
 - East west pedestrian link experience.
 - Development capacity of the site.
 - Tree canopy cover targets.
 - The provision of primary and secondary schools to service the area.

3. METHODOLOGY

- One-whole-day design charrette.
- Discussion to be structured as outlined in the draft agenda at **Attachment 2**.
- Presentations from Lane Cove Council on the proposal and rationale and DPIE Urban Design Team on potential spatial implications of IPC's advice to be circulated prior to the design charrette.
- Discussion and recommendations to be clearly documented in post-charrette report to have a clear set of recommendations and to provide a context around the decisions regarding the feasibility of development balanced with delivery of community infrastructure.
- Multimedia format – e.g. written, verbal, diagrams.

4. ROLES AND RESPONSIBILITIES

Lane Cove Council:

- Introduce the planning proposal, the design team and rationale at the design charrette.
- To provide information as required.
- Arrange for site inspections, as required.
- Host the design charrette if possible.

Lane Cove Council consultant team

- Present the proposal (note: presentation and supporting information to be circulated prior).
- To provide information as required.

DPIE:

- (Planning) Liaise with Lane Cove Council regarding design charrette scheduling and preparation.
- (Urban Design) Present a clear summary of the outstanding issues presented in the IPC advice, including but not limited to:
 - Summary table of the issues that have been identified by the IPC.
 - Spatial representation of IPC concerns in the form of plans, sections, elevations and perspective views.

Note: summary to be circulated prior to design charrette.
- (Urban Design) Contribute to design charrette discussion.
- (Urban Design) Identify relevant state and local principles, benchmarking, or performance indicators.
- (Planning) Attend the design charrette as an observer.
- (Planning) Distribute final report.

GANSW:

- Assist in the preparation of pre-charrette briefing notes for attendees.
- Attending the design charrette.
- Drafting and finalising the post-charrette report.

Chair/Facilitator (TBC)

- Chair the design charrette to facilitate discussion to enable solutions to be brokered collaboratively.

- Clarifying and summarising the attendee comments.
- Reviewing draft recommendations and signing off final report.

5. POST CHARRETTE REPORT

A report will be prepared following the design charrette. The recommendations will be noted and generally agreed at the design charrette. As a minimum, the summary will:

- Provide recommendations to address IPC issues and other concerns including height, scale and open space.
- Record key issues and recommendations.
- Identify where further work is required.
- Outline significant problem areas and recommended actions.
- Clearly indicate options to address IPC advice.

Council can consider this report when it considers submissions to exhibition of the St Leonards South Residential Planning Proposal. The Department will be guided by the report when finalising the 2036 Plan for St Leonards and Crows Nest.

6. DESIGN CHARRETTE PROGRAM

This will be a whole-day design charrette held at a Lane Cove Council facility or nominated location. Arrangements for a site inspection should be agreed prior to the design charrette.

Design charrette: 11 November – 09:30AM-5:00PM.

Site Inspection: as required.

7. DESIGN CHARRETTE PARTICIPANTS

GANSW:

- GANSW Design Adviser.

DPIE:

- Brett Whitworth, A/ Deputy Secretary Greater Sydney, Place and Infrastructure.
- Amanda Harvey, A/ Executive Director Eastern Harbour City.
- DPIE nominated planning representative.
- DPIE Urban Design representative.

Lane Cove Council

- Nominees of Lane Cove Council – TBC.
- Project consultants including architectural, landscape and urban design

Observers:

- GSC representative – Dr Deborah Dearing, Eastern City, District Commissioner.

8. REFERENCE DOCUMENTS

- IPC Advice
<https://www.ipcn.nsw.gov.au/projects/2018/11/planning-proposal-for-the-st-leonards-south-residential-precinct>
- Lane Cove Council St Leonards South Residential Planning Proposal and DPIE documentation
<https://www.ipcn.nsw.gov.au/projects/2018/11/planning-proposal-for-the-st-leonards-south-residential-precinct>
- Better Placed – an integrated design policy for the built environment in NSW
<https://www.governmentarchitect.nsw.gov.au/policies/better-placed>

ATTACHMENT 1





ATTACHMENT 2

Design Charrette Agenda – draft being prepared in consultation with GANSW and Council.