

4.1 PROPOSED PLANNING CONTROLS

In order to support the building envelope described in the previous section, the following changes to the North Sydney LEP are proposed:

- Land zoning: change from B4 (Mixed Use) to R4 (High Density Residential).*
- Height of Building: 21m (R) HOB to the west and 14.5m (N2) HOB, increased from the existing site-wide 10m.
- FSR: Include FSR control of 1.85¹
- Minimum Non-Residential FSR: remove control.

* To allow for the proposed retail premises the zoning framework should include retail land uses as permitted development.

Note: detailed controls for future building envelopes, including building height limits measured in storeys, are provided in the draft Site-Specific DCP, prepared by EthosUrban and provided as a separate appendix.

