

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 18 November 2020
LOCATION	Teleconference

BRIEFING MATTER(S)**PPSSNH-153 – North Sydney – DA161/2020**

23 Atchison Street, St Leonards

Demolition of existing buildings and construction of 16 storey shop top housing development, three levels of basement car parking, through site link and landscape works. A Voluntary Planning Agreement relates to this site. The Application will be determined by the Sydney North Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Kevin Alker, Ken Robinson
APOLOGIES	Virginia Waller
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lara Hucksteep, David Logan, Stephen Beatie
OTHER	Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Panel queried the neighbouring site of 21 Atchison Street. Council confirms that the applicant has made several attempts to purchase the property.
- VPA accompanied the approved planning proposal.
- Ausgrid, Sydney Water and TfNSW no objection subject to conditions
- Clause 4.6 request for height variation submitted
- Council seeking exemption to the St Leonards and Crows Nest Special Infrastructure Contribution due to executed VPA.
- Design Excellence Panel support for the proposal subject issues being addressed, including:
 - Details on materials and finishes
 - Overshadowing analysis to consider surrounding future buildings
 - Public domain design improvements
 - Ground plane improvements
 - Concern at lower ground level non-residential floor space

Planning Panels Secretariat

- Entry points
- Apartment mix
- Communal open space

SUBMISSIONS

- 31 submissions received; unique issues raised include:
 - Building height
 - Scale of building
 - Overshadowing
 - Traffic
 - Privacy
 - Loss of natural light
 - Noise from traffic
 - Loss of property value
 - Noise from new apartments including communal open space
 - Poor interface with adjacent residential units
 - Construction hours and noise
 - Wind tunnel
 - Loss of views

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: To be confirmed

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.