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18 May 2018

Department of Planning and Environment
Sydney Region East
GPO Box 39
SYDNEY NSW 2001
Att: Amanda Harvey - Director

Dear Amanda,

PLANNING PROPOSAL: 23 -35 ATCHISON STREET, ST LEONARDS

REQUEST FOR REZONING REVIEW

1. INTRODUCTION

On behalf of TWT (the proponent), we hereby request a Rezoning Review of a Planning Proposal submitted to North Sydney Council on 16 January 2018, pertaining to land at 23-35 Atchison Street, St Leonards being the subject site.

This request for the Rezoning Review has been prepared in accordance with Section 5.1 of '*A guide to preparing local environmental plans*.' The review has been initiated by the proponent as Council has failed to indicate its support 90 days after the lodgement of the Planning Proposal and the necessary supporting documentation.

Pursuant to the *North Sydney Local Environmental Plan 2013* (NSLEP 2013), the Planning Proposal seeks to amend the above controls applying to the site to facilitate a redevelopment of the site into a mixed-use retail/commercial and residential building, as follows:

- Increase the building height control to RL146, equivalent to 16 storeys;
- Increase the minimum non-residential FSR control to 1.5:1; and
- Establish an overall maximum Floor Space Ratio (FSR) control for the site to 6.3:1.

This letter is accompanied by the following documentation:

- A copy of the Planning Proposal and supporting documentation;
- A copy of relevant correspondence with Council;
- A completed Rezoning Review Application Form; and
- A bank cheque of \$20,000 addressed to the Department of Planning and Environment (DP&E).

2. THE SITE

The site comprises an amalgamation of 5 properties known as 23-35 Atchison Street, St Leonards.

The site boundary interfaces are described as follows:

- The northern boundary fronts Atchison Street
- The southern boundary fronts Albany Lane.
- The eastern boundary fronts Oxley Street between the corners of Albany Lane and Atchison Street.
- The western boundary abuts the property boundary of 21 Atchison Street.

The site has a significant change in elevation from west to east of approximately 6 metres. The fall from north to south along the Oxley Street frontage is just under one metre.

The site is located 220 metres from the future Crows Nest metro station and 400metres walking distance from St Leonards train station.

The site comprises to total overall site area of approximately 2,109.8sqm. A description of the properties and existing development is outlined in table 1 below.

Table 1 – Property Description and Existing Development

Property Description	Legal Description	Existing Development
23 Atchison Street	Lot 27 S10 DP2872	2 storey office building with access to Albany Lane
25 Atchison Street	Lot 28 S10 DP2872	2 storey commercial building with access to Albany Lane
27-29 Atchison Street	Lot 29 S10 DP2872	2 storey commercial building with access to Albany Lane
31 Atchison Street	Lot 30 S10 DP2872	2 – 3 storey building with a car workshop on the ground floor
33-35 Atchison Street	Lot 31 S10 DP2872 Lot 321 DP 566480	A 4 storey commercial office building with ground floor café and undercover on-site parking, located on the corner of Oxley Avenue and Atchison Street.

The site is located on the eastern edge of St Leonards. It is within convenient walking distance of the facilities and services available within the St Leonards and Crows Nest town centres.

The area is well advanced in its transition from an older style commercial precinct into a thriving mixed use area incorporating a mix of commercial and residential land uses. This transition is being supported by current development activity, recent approvals and further planned development. The



immediate surrounds include a range of building forms which are predominantly medium and high rise commercial and multi-storey mixed use residential buildings.

The site represents an ideal opportunity to capitalise on state government and North Sydney Council led initiatives and on existing and planned infrastructure networks, employment opportunities, educational establishments and local amenities in an in-demand location for residential accommodation.

3. SUMMARY OF PLANNING PROPOSAL

3.1. INTENDED OUTCOME

The Planning Proposal incorporates amendments to the NSLEP as it relates to the site at 23-35 Atchison Street, St Leonards. To achieve the objectives outlined in Part 1 above, this Planning Proposal seeks to amend the NSLEP as shown in **Table 1** below.

Table 1 – Existing Controls and Proposed Amendments

	Existing	Proposed
Land use zone	B4 Mixed Use	No change
Building Height	20 metres	RL146
Minimum non-residential FSR	0.6:1	1.5:1
Total maximum FSR	Not applicable	6.3:1

The proposed amendments to the NSLEP 2013 controls have the following intended outcomes:

- To satisfy State government objectives in A Plan for Growing Sydney (now updated by the Greater Sydney Region Plan), the North District Plan as well as relevant Section 9.1 (formerly 117(2)) directions;
- To enable the redevelopment of the land in a manner consistent with the building height and FSR parameters envisaged by the St Leonards/ Crows Nest Planning Study (Precincts 2 and 3).
- To integrate the subject site with the surrounding area through improvements to adjoining public domain spaces.
- To deliver significant public domain improvements including active street frontages, high quality public domain and improved connectivity between the St Leonards train station and surrounding areas.
- To provide a mixed-use development with residential commercial and community facilities that will contribute to the creation of a vibrant and active community
- Contribute to the rejuvenation of St Leonards by encouraging and supporting development activity and supporting the diverse mixed use nature of the precinct.

3.2. CONCEPT PROPOSAL

The Planning Proposal is accompanied by a detailed Design Study by AJC Architects and supporting technical reports which have identified, evaluated and considered to confirm the site development opportunity and resolve the constraints associated with the site and any future building envelope.

As demonstrated with the supporting Concept Design Report prepared by AJC Architects (Appendix E to Planning Proposal package) and *Section 5: Development Outcome* and *Section 8.3 Section C – Environmental, Social and Economic Impact* of the submitted Planning Proposal, the concept proposal successfully demonstrates how a building envelope could be skilfully positioned on the site, positively addressing its site context to facilitate a development outcome that is consistent with State, District, Regional and local planning policies.

The envisaged development outcome achieves full compliance with the requirements of the ADG and includes the following key components:

Table 2: Intended development outcome

Indicator	Development outcome	
Land Use	Retail/commercial facilities Residential accommodation	
Height	66m (RL146)	
FSR	Total FSR of 6.3:1 (inclusive of non-residential FSR of 1.5:1)	
GFA	Residential	10,127m ²
	Retail/commercial	3,165m ²
Apartments	102 apartments, including 1 bedroom – 33% 2 bedroom – 58% 3 bedroom – 9%	

3.3. PUBLIC BENEFITS

The proposed LEP changes will facilitate future development that will deliver a number of public benefits such as:

- Delivery of housing supply to contribute to the targets of the North District Plan
- Creation of additional retail/commercial space to meet the needs of the residential population as well as provide employment opportunities.
- Improvement to the public domain by creating widened footpaths to facilitate outdoor dining and deep soil planting along the streetscape.

In addition, the proponent understands that the gazettal of the Planning Proposal would create additional demand for services and facilities in the locality beyond what Council's Section 94 Contributions Plan can levy can support. Accordingly, the proponent intends to enter into a Voluntary Planning Agreement (VPA) with Council to enable the delivery of additional public benefits commensurate with the value uplift of the land arising from the LEP amendments.



The specifics of the draft VPA will be developed with Council post Gateway Determination of the Planning Proposal, with a view to the draft VPA accompanying the Planning Proposal during public exhibition post Gateway determination.

The intended public benefits proposed to be offered by the proponent include:

- Creation and dedication of a pedestrian link along the western site boundary
- Creation of the part of the Oxley Street linear park, along the site frontage and associated embellishment works.
- Potential additional monetary contribution dependant on cost/value of the above two contributions

4. BACKGROUND TO PLANNING PROPOSAL

The Planning Proposal was initiated in direct response to the outcomes of the North Sydney Council's Land Use and Capacity Study and the Ward Street Masterplan.

In addition, it has been informed by the Greater Sydney Commission's strategic housing directions contained in the North District Plan and A Plan for Growing Sydney, now updated by the Greater Sydney Region Plan.

The below section provides a summary of the background to this Planning Proposal, which is discussed in detail in *Section 8 Need for the Planning Proposal*, of the submitted Planning Proposal.

4.1. POLICY HISTORY

St Leonards/ Crows Nest Planning Study – Precinct 2 & 3

The St Leonards/ Crows Nest Planning Study – Precinct 2 & 3 (the 'Planning Study') May 2015, adopted by Council provides the framework to inform future planning proposals in the locality, including the subject site. Several other sites in the study area benefiting from the recommended built form increased have already submitted planning proposals to secure the LEP amendments to accord with the Planning Study.

The subject site is included within the defined study area, and is situated within Precinct 3. This Precinct is identified by the Planning Study as a medium density mixed use residential area.

The Planning Study envisages that the subject site will be redeveloped to accommodate a 16-storey building. This Planning Proposal responds directly to the recommendations of the Planning Study and provides a mixed use 16 storey residential building in accordance with the recommendation in Planning Study.

St Leonards/Crows Nest Planned Precinct: Draft Interim Statement 2017

The Draft Interim Statement (the Statement) provides the current direction of DPE in its strategic planning of the St Leonards / Crows Nest Priority Precinct, that is a precursor to a future Land Use Infrastructure plan (LUIP) as part of its Planned Precinct designation.

The Statement defines the site as located within the '*St Leonards Centre*' Character Area. This area is designated for mixed use, as a high-density centre where employment capacity and diversity is maintained, together with improvements to the public domain. It is our understanding that the future LUIP will reflect the recommendations of Council's Planning Study to ensure consistency in direction between the two documents.

The Planning Proposal adheres closely to the vision outlined for St Leonards in the Interim Statement and provides minimum non-residential floor space to ensure employment floor space is provided to cater for the future demand for jobs. To that end, the planning proposal is consistent with the directions of the Interim Statement.

4.2. COUNCIL & LANDOWNER ENGAGEMENT

Prior to the lodgement of this Planning Proposal, the proponent engaged in a number of informal discussions with the Manager of Strategic Planning and Director of the City Strategy Division.

In addition, a number of formal meetings and direct correspondence with Council were undertaken. A summary on the engagement with Council is provided below, and copies of the formal correspondence included in the information bundle for the Rezoning Review:

- On 14 March 2017 a preliminary concept proposal was lodged with Council for the site via email for Council comment (correspondence attached).
- By letter dated 5 April 2017 Council provided a response to the concept proposal identifying 9 issues to be addressed (correspondence attached).
- By letter dated 27 April 2017 the proponent provided a response to Council comments (correspondence attached).
- At a meeting on the 30 May 2017 the applicant took them through the revised Planning Proposal that was in response to the Council comments. The key issues discussed was the proposed height of 18 storeys that was 2 storeys higher than the 16 storeys proposed in Council's planning study and the inclusion of a through site link. At the meeting Council decided to take the Planning Proposal to their Design Excellence Panel and let them comment on the proposed 18 storey.
- On 16 August 2017 the Design Excellence Panel reviewed the proposal and provided comments in their meeting minutes. The applicant responded to their comments by making changes to the final submitted proposal by reducing the overall height from 18 storeys to 16 storeys.
- At the meeting on the 24 April 2018 a discussion was held with Council on the value that was being placed on the following community benefits (below) and the overall monetary benefits, as a start for defining a voluntary contribution offer.
 - through site link; and
 - 5m wide linear park along Oxley Street frontage

5. JUSTIFICATION FOR THE REZONING REVIEW

Section 5.1 of *A guide to preparing local environmental plans* outlines the test in determining whether the proposal has merit and should be submitted for a determination under section 56 of the Act (Gateway determination).

The proposal must demonstrate both strategic merit and site specific merit.

5.1. STRATEGIC JUSTIFICATION

As outlined in *Section 8: Section B – Relationship to Strategic Planning Framework* of the submitted Planning Proposal, the Planning Proposal aligns with the strategic planning intent for the site and surrounding St Leonards area as it is consistent with Council's adopted Planning Study that provides a plan to guide density increases in the centre, including the subject site.

The following table articulates the strategic merit associated with the site, against each of the criteria.

Table 3: Strategic Merit Test

Strategic Merit Criteria	Response
A Plan for Growing Sydney 2014* (<i>applicable at the time of lodgement</i>)	
Is the planning proposal: <i>Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; <u>or</u></i>	<ul style="list-style-type: none"> As outlined in Section 8.2 of the Planning Proposal, the proposed amendments achieve the outcomes of A Plan for Growing Sydney. (the Plan), by way of the following: It is consistent with Direction 1.6 in supporting the aims of the global economic corridor by contributing an additional 102 dwellings, which is estimated to accommodate approximately 200 residents. To protect and retain the commercial core it is considered necessary to increase existing residential zoned land densities and remove barriers to promote growth and allow efficient land use outcomes that will bring people closer to jobs and services. This Planning Proposal achieves this intent. The Planning Proposal directly aligns with Action 1.7.1 in that it has unlocked underutilised developable land through the amalgamation of allotments in a strategic location that is ready for redevelopment for high density purposes. This Planning Proposal provides further investment in housing and jobs within St Leonards, strengthening its role as a Strategic Centre.

Strategic Merit Criteria	Response
	<p>Specifically, the analysis found that the following potential economic benefits:</p> <ul style="list-style-type: none"> ○ A total of 43 direct jobs and 61 indirect jobs from the construction phase ○ Ongoing employment of 216 direct and 88 indirect jobs from the retail and commercial uses ○ An overall net increase of 42 direct jobs from the existing on-site uses. <ul style="list-style-type: none"> • This Planning Proposal seeks to facilitate a mixed-use development which will permit the development of 102 apartment style dwellings within the strategic centre of St Leonards to contribute to the dwelling supply to meet the dwelling targets, in accordance with Direction 2.1. • The subject site is also accessible to a wider catchment through public transport (rail and bus) and road infrastructure. This Planning Proposal seeks to capitalise on the improvements to the public transport networks to focus new housing in and around centres on the rail corridor. In this regard, this is a prime site for mixed use development as it provides the ability to connect new homes to job-rich locations via good public transport with an approximate 30-minute rail or light rail (future) journey – Action 2.2.2. • Direction 2.3 - This planning proposal provides a mechanism for the Government to achieve such actions, with the proposed controls capable of delivering 102 new dwellings, in a variety of configurations. • Achieves Direction 3.3 through the realisation of a mixed-use development that has a strong community focus at the street level and facilitates a safe, active and vibrant place for enjoyment by residents, workers and the wider community.
Greater Sydney Region Plan	
	<ul style="list-style-type: none"> • Objective 4 - The introduction of residential and commercial land uses on the site given its strategic location close to existing and planned rail services will positively contribute to this objective by placing density in a highly convenient location that will encourage usage of existing and new transport infrastructure. As stated in the

Strategic Merit Criteria	Response
	<p>appended Traffic Report the surrounding roads have existing capacity to account for the forecast traffic movement changes onsite.</p>
	<ul style="list-style-type: none"> • Objective 5 - The proposal will assist in the collaboration of government, community and business by: • The renewal of this site for mixed-use will assist the government in reaching housing and employment targets for the centre ensuring the proposal positively contributes to housing and economic policy of government. • The community will be enhanced through providing a new pedestrian through site link, as well as high quality outdoor dining spaces in addition to new residential dwellings in a highly desirable place to live.
	<ul style="list-style-type: none"> • Objective 10 - This Planning Proposal seeks to facilitate a mixed use development which will permit the development of apartment style dwellings within the strategic centre of St Leonards to contribute to the dwelling supply to meet the dwelling targets. • 102 new dwellings are provided for in the indicative concept design. This figure will positively contribute to achieving the short to medium term housing targets for the North District. The concentration of density within the centre will enable the retention of existing low density residential areas surrounding St Leonards, preserving local character and creating housing diversity.
	<ul style="list-style-type: none"> • Objective 11 - The proposal comprises a mix of 1,2 and 3 bedroom apartments to enable household diversity, which a focus on 1 and 2 bedroom apartments to deliver more affordable dwellings.
	<ul style="list-style-type: none"> • Objective 12 - The proposal will positively contribute to the transformation of St Leonards into a more mixed land use environment and thus the need for improved amenity and services. The provision of a new pedestrian link, high quality retail spaces with outdoor north facing dinner opportunities will positively contribute to this objective.
	<ul style="list-style-type: none"> • Objective 14 - Concentrating employment and housing growth in St Leonards supports the desired integrated land use and transport model and therefore this proposal supports this objective.
	<ul style="list-style-type: none"> • Objective 21, 22,24 - As demonstrated in the Economic Impact Advice, St Leonards is transitioning from a suburban corporate office market to a health and medical focused mixed use precinct. The provision of flexible commercial space in this Planning Proposal supports growth in small-medium enterprises and/or medical and health for ancillary industries.

Strategic Merit Criteria	Response
	<ul style="list-style-type: none"> The proposal provides opportunity to contribute to an enhanced Atchison Street and Oxley Street frontages by providing land uses that will create attractive and active interfaces with the public domain
	<ul style="list-style-type: none"> Objective 31 - The proposal provides opportunity to contribute to an enhanced Atchison and Oxley Street frontages by providing land uses by widening the public domain area in order to create attractive and active interfaces with the public domain In addition, the proposal will create a new public space through site link connection which aligned with Council's vision for new public spaces in the centre.
	<ul style="list-style-type: none"> Objective 33 - The proposal will promote walkable neighbourhoods and low carbon transport options due to its proximity to public transport, being within walking distance of the St Leonards train station and future Crows Nest Station, as well as existing bus services. The site's proximity to public transport would provide opportunities for residents and employees to conveniently use public transport thereby reducing private vehicle trip movements, and assisting the objective to create low-carbon cities.
North District Plan	
	<p>The North District Plan states that, <i>"Our planning for where we locate this housing should consider proximity to public transport, day-to-day needs, health, education, infrastructure and services."</i></p> <p>North Sydney LGA is required to supply a baseline minimum of 3,000 dwellings for the 5 year period between 2016-2021.</p> <p>Given that the Planning Study had been adopted prior to the finalisation of the District plan, we understand that the potential additional housing envisaged by the Planning Study informed the short term 5 year housing targets in the District Plan. If not, the proposal would contribute to the housing targets for 2021-2026.</p> <p>The Planning Proposal achieves the following priorities:</p> <ul style="list-style-type: none"> N1- The future metro station will support the growth of St Leonards in order to deliver additional employment and residential capacity, providing housing in close proximity to services and jobs. The site is ideally located to facilitate the desired public transport usage. N3 - The proposal meets this objective by providing medium-high housing together with retail and commercial space that contribute to walkable neighbourhoods connected by public transport which will appeal to a wide demographic. The state government through the propriety precinct process will plan for the district level social infrastructure to support the increased population in the centre.

Strategic Merit Criteria	Response
	<ul style="list-style-type: none"> • N4 - The site lies within the area identifies as the West Oxley Creative Quarter and will positively contribute to the cultural expression of the centre, through the creation of a public art laneway. • N5 + N10 - Increasing housing capacity in the St Leonards Town Centre will assist in the retention of the existing low density character outside of the Town Centre, whilst still contributing to the provision of housing in line with Councils targets. In turn, this encourages the diversity of housing in terms of the age and character of housing stock. Excellent public transport access and proximity to Macquarie Park, Sydney CBD, North Sydney CBD makes St Leonards strategic centre a highly attractive location for residential. The current DPE study approach is seeking to balance residential intensification with the role to maintain a strong employment function. The subject site can play an important role in this regard. • N6 - The proposal will provide a strong positive contribution to improving the public realm through widened street level setbacks to Oxley Street creating generous outdoor public space together with the creation of a new pedestrian laneway which will shape the desired new street level character and quality. • N12 - The site is within close walking distance to the St Leonards train station and future metro station. Being a mixed-use development, it will deliver an integrated land use and transport outcome consistent with this direction. • N20 - The proposal incorporates the provision of a new public pedestrian link, contributing to the network of accessible pedestrian spaces in the centre.
Local Strategic Planning Framework	
<p>Is the planning proposal:</p> <p><i>Consistent with a relevant local strategy that has been endorsed by the Department; <u>or</u></i></p>	<p>St Leonards/ Crows Nest Planning Study – Precinct 2 and 3</p> <p>The St Leonards/ Crows Nest Planning Study – Precinct 2 and 3 (the ‘Planning Study’) was adopted by Council in May 2015.</p> <p>The Planning Study provides the framework to inform future planning proposals in the locality, including the subject site. Several other sites in the study area benefiting from the recommended built form increased have already submitted planning proposals to secure the LEP amendments to accord with the Planning Study.</p> <p>The subject site is included within the defined study area, and is situated within Precinct 3. This Precinct is identified by the Planning Study as a medium density mixed use residential area.</p>

Strategic Merit Criteria	Response
Is the planning proposal: <i>Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.</i>	<p>The Planning Study envisages that the subject site will be redeveloped to accommodate a 16-storey building. This Planning Proposal responds directly to the recommendations of the Planning Study and provides a mixed use 16 storey residential building in accordance with the recommendation in Planning Study.</p> <p>The primary justification for the proposal arose for the detailed evidenced based work from Council. The St Leonards Planning Study outlines a range of reasons underpinning the need to prepare a strategy to guide and manage growth in the centre; in summary these include:</p> <ul style="list-style-type: none"> - The need to have a comprehensive plan to manage the high level of development interest in the centre - To sustainably accommodate population growth in the LGA by setting built form controls that stimulate growth and support a modern mixed-use centre. - Protect jobs; - Deliver public domain and services. <p>In addition to this, and after the adoption of the Planning Study has been the approval and now construction of the Sydney Metro project which will result in a transformation impact in terms of connecting people to major employment centres across Sydney. The sites location within close walking distance to the Crows Nest metro station, further emphasises the need to optimise an urban renewal outcome on the site to capitalise on the significant public investment in this rail infrastructure.</p>

Other considerations with “A Guide to Preparing Local Environmental Plans” include:

- *There will be a presumption against a Rezoning Review request that seeks to amend LEP controls that are less than 5 years old, unless the proposal can clearly justify that it meets the Strategic Merit Test*
- *A draft regional plan outside of the Greater Sydney Region, draft district plan within the Greater Sydney Region or draft corridor/precinct plan that has been released for public comment by the Minister for Planning, Greater Sydney Commission or Department of Planning and Environment does not form the basis for the Strategic Merit Test where the Minister for Planning, Greater Sydney Commission or Department of Planning and Environment announces that there is to be*

another exhibition of, or it is not proposed to finalise, that draft regional, district or corridor/precinct plan.

With regard to the above considerations, we note the following:

- The *NSLEP 2013* came into force on 13 September 2013, making the LEP controls less than 5 years old. In accordance with the superseded *NSLEP 2001*, the Subject Site was zoned Residential C which is the equivalent to the R4 High Density Residential zone under the standard instrument LEP. It is therefore considered that the zoning and associated controls have been a direct translation from the previous LEP, which was informed by a Residential Strategy (2009) that is now 9 years old.

Nonetheless, it is considered that the proposal meets the Strategic Merit Test, as outlined in the Table above and within the submitted Planning Proposal

- The Planning Proposal achieves a number of strategies and actions that underpin the vision for Sydney, as outlined in *A Plan for Growing Sydney/Greater Sydney Region Plan*.
- The Planning Proposal assists Council in delivering upon the actions and priorities of the draft North District Plan, particularly in the relation to achieving baseline housing targets and the delivery of a 30 minute city.
- NSW significant infrastructure investment for the new Crows Nest Station, which is within 3 minutes walking distance from the site.

5.2. SITE-SPECIFIC MERIT

In addition to meeting the strategic merit criteria, a Planning Proposal is required to demonstrate site-specific merit against the following criteria:

Table 4: Site Specific Merit Test

Criteria	Planning Proposal Response
Does the planning proposal have site specific merit with regard to: <i>the natural environment (including known significant environmental values, resources or hazards)?</i>	The subject site does not contain any natural environmental features which would preclude the site from being redeveloped in accordance with the proposed concept high density mixed-use development. There are no known critical habitats; threatened species or ecological communities located on the site and therefore the likelihood of any negative impacts is minimal.
Does the planning proposal have site	The site formed part of a wider strategy study by Council that aimed to identify density uplift opportunities in the centre. The resulting recommendation from Council's Planning Study was to permit 16 storey

Criteria	Planning Proposal Response
<p>specific merit with regard to:</p> <p><i>the existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal?</i></p>	<p>development on the site. The Planning Proposal seeks to LEP to facilitate a 16 storey development.</p> <p>The Design Report accompanying the Planning Proposal contained detailed site impact assessment which identified potential sensitivities the main being overshadowing to the Hume Street park. The shadow analysis from the Design Report confirmed that the proposal will have no impact on the Park. The Design Report (section 6.6) also contained strategies to minimise overshadowing on neighbouring residents to achieve a better impact outcome that what one could reasonably expect for a site designated for a density uplift.</p> <p>The Design Report has also considered a potential site isolation outcome with 21 Atchison Street. As outlined in Appendix 6 of the design Report.</p> <p>The tested design utilises floorplates that would be generally applicable under both North Sydney DCP 2013 (DCP 13) and the controls proposed by the Planning Study.</p> <p>The hypothetical proposal tested was for an 8 storey building with zero setbacks and two light wells that are approximately 6m x 2.5m in dimension with a 4 storey podium street frontage. Due to the Nexus building form it is not possible to construct 21 Atchison Street above 8 storeys. Commercial space is proposed to the first 3 levels and can deliver approximately 1.69:1 FSR. SEPP 65 and ADG compliance would be achievable to both properties in the future. Thus, the assessment concludes that there is no reduction in development potential of the neighbouring property as a result of the planning proposal.</p> <p>Finally, this Planning Proposal is accompanied by a number of specialist consultant reports which conclude that the subject site is suitable for the high density mixed use development and that the proposed building envelope has been adequately designed to promote view sharing, retain a compliant degree of solar access to surrounding residential properties, enable appropriate separation distances to support the redevelopment of the surrounding properties in future.</p>
<p>Does the planning proposal have site</p>	<p>The subject is located within an established urban area and is fully serviced by existing and planned infrastructure which is capable of accommodating for the increased density on the subject site.</p>

Criteria	Planning Proposal Response
<p>specific merit with regard to:</p> <p><i>the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?</i></p>	<p>Transport Infrastructure</p> <p>As previously stated in this document, the Subject Site is 300m from the Crows Nest Metro Station, as well as being in 300m walking distance to St Leonards rail station.</p> <p>The area is also well-serviced by district state buses networks as well footpaths and a network of dedicated and on-road cycle paths, providing a wide range of available options for workers and residents to travel.</p> <p>Social Infrastructure</p> <p>The site is conveniently located to a wide range of social infrastructure and facilities, including, but not limited to:</p> <ul style="list-style-type: none"> • A number of educational establishments (North Sydney Girls High School, Marist College North Shore, Cammeraygal High School, Monte Sant Angelo Mercy College); • Royal North Shire and Mater Hospitals; • Sports and recreation parks, and passive public parks; and • Child care centres

6. CONCLUSION

This letter has been prepared in support of a Rezoning Review Request to DPE in relation to the Planning Proposal for 23-35 Atchison Street, St Leonards.

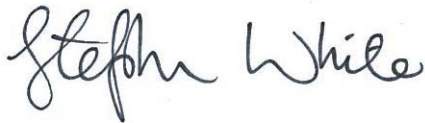
The Planning Proposal will enable the site to be redeveloped for mixed use residential purposes in the near future. The proposed LEP changes of this proposal are consistent with Council's vision for the site and wider locality as documented in the St Leonards/Crows Nest Planning Study 2015.

The Planning Proposal application identifies how the proposal will positively contribute to the Sydney Metropolitan and District planning strategy goals which encourage intensification land uses around significant transport infrastructure and in proximity to employment nodes.

The construction of the Sydney metro line and the sites location to the future Crows Nest metro station, provides even further impetus to expedite the processing of this application so that the benefits of the public investment in the infrastructure can be realised by future residents and workers on-site.

For the reasons outlined in this letter and accompanying documentation, we submit that the Planning Proposal has considerable strategic and site-specific merit, and thus warrants support from the Panel to proceed to Gateway determination.

Yours sincerely,

A handwritten signature in black ink that reads "Stephen White". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Stephen White
Director

Encl – Planning Proposal application and correspondence package