

18.2 PLANNING PROPOSAL 31-37 HERBERT STREET, ST LEONARDS

ATTACHMENTS:	1. ATTACHMENT 1 EXECUTIVE SUMMARY
RESPONSIBLE OFFICER:	PETER CONROY - DIRECTOR INFRASTRUCTURE & PLANNING
AUTHOR:	NORMA SHANKIE-WILLIAMS – STRATEGIC PLANNING TEAM LEADER
CITY STRATEGY LINK:	5.1.1 LOCAL BUSINESS 5.1.2 SUPPORT OUR CENTRES
MEETING DATE:	24 OCTOBER 2016

Purpose of Report

This report provides Council with details of a Planning Proposal to rezone the land in the Artarmon Industrial Area at 31-37 Herbert Street, St Leonards. The proposal involves:

- an increase in the site area from 3,650m² to 5,954.3m²
- an increase to the permissible Floor Space Ratio up to 6.5:1 and
- a proposed height of up to 30 storeys.

It is recommended that Council not support the Planning Proposal.

Procedural Motion

That Tony Pizzolato (Development Manager, Aqualand Projects) address the meeting and answer questions of the Councillors.

MOTION

That Council defer the matter to allow Officers to further consult with the Applicant.

MOVED COUNCILLOR MUSTACA

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MOTION

That Council:

- 1. Not support the Planning Proposal at 31-37 Herbert Street St Leonards to:**
 - a) rezone the land from IN2 Light Industrial to B4 Mixed Use;**
 - b) increase the Floor Space Ratio to 6.5:1 and**
 - c) include 3 Reduced Levels (RLs) building heights across the site of RL 180m, RL 155m and RL 142m**
as it
 - i) is a departure from a consistently held strategic planning position to resist rezoning industrial lands and residential purposes and**
 - ii) is premature to proceed prior to completion of state and local studies currently being prepared for the St Leonards / Artarmon area;**
- 2. Not proceed to Gateway Determination for the Planning Proposal;**
- 3. Notify the applicant of Council's decision.**

MOVED COUNCILLOR COPPOCK

SECONDED COUNCILLOR STEVENS

CARRIED

Voting

For the Motion: Councillors Giles-Gidney, Coppock, Eriksson, Hooper, Norton, Rozos, Rutherford, Saville, Sloane and Stevens.

Against: Councillor Mustaca