



NORTH SYDNEY LOCAL PLANNING PANEL – PLANNING PROPOSALS

**DETERMINATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING
HELD IN THE COUNCIL CHAMBERS, NORTH SYDNEY, ON 26 SEPTEMBER 2018, AT
12 NOON.**

PRESENT

Chair:

Jan Murrell in the Chair.

Panel Members:

Lesley Finn, Panel Member
Grant Christmas, Panel Member
Virginia Waller, Community Representative

Staff:

Marcelo Occhiuzzi, Manager Strategic Planning
Neal McCarry, Team Leader Policy
Katarina Papas, Strategic Planner
Joanne Chan, Strategic Planner

Administrative Support

Peita Rose, Governance Officer (Minutes)

Apologies: Nil.

1. Minutes of Previous Meeting

The Minutes of the NSLPP - Planning Proposal Meeting of 13 June 2018 were confirmed following that meeting.

2. Declarations of Interest

Nil

3. Business Items

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instance when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a Council determining as to whether that Planning Proposal should be forwarded to the Department of Planning and Environment for the purposes of seeking a Gateway Determination.

The Panel has considered the following Business Items and provided recommendations on each matter as described in these Minutes.

ITEM 1

PROPOSAL No:	PP 4/18
ADDRESS:	601 Pacific Highway, St Leonards
PROPOSAL:	To amend the North Sydney Local Environmental Plan 2013. In particular, the Planning Proposal seeks to: <ul style="list-style-type: none">• Amend the Land Zoning Map from B3 Commercial Core to B4 Mixed Use to permit residential uses;• Increase the maximum Height of Buildings from 49 metres to 212 metres (an increase of 163 metres);• Establish a site-specific minimum non-residential floor space ratio control of 3.9:1; and• Establish a site-specific maximum overall floor space ratio control of 20:1 (if deemed necessary).
REPORT BY NAME:	Joanne Chan, Strategic Planner
APPLICANT:	Stockland Trust Management Limited

Public Submissions

Submitter	Applicant/Representative
John Fitzgerald	Samantha Czyz (Planner)
	Michael Harrison (Architectus)

Panel Recommendation to Council:

The Panel has considered the Council Officer's Report and Recommendation and the submissions and presentation provided at the public meeting. A site inspection was carried out prior to the public meeting.

The Panel accepts the officer's report and recommendation and is not persuaded that the planning proposal should proceed at this point in time. The Panel, as stated in both the assessment report and the applicant's documentation, is aware that the St Leonards/Crows Nest Planning Precinct is the subject of a Land Use Infrastructure Implementation Plan (LUIIP), which is yet to be released by the Department of Planning and Environment. As such, it is premature to make a decision prior to its release. The objectives for the impending LUIIP include to provide an overarching framework for strategic planning in this area, that is across three local government areas; and the investment in public infrastructure within the Crows Nest Metro Station.

The Panel is of the view that on the release of the LUIIP, there may be an opportunity to consider a planning proposal for the subject site which may include a component of residential, if this is consistent with the LUIIP. At this point in time it would be detrimental to the future planning to make a decision in favour of the proposal as this may undermine the future direction of strategic planning in the area.

For example, the North District Plan identifies that there is a 2036 target of an additional 6,900 to 16,400 jobs required in the St Leonards/Crows Nest Strategic Centre. This equates in the District Plan the need to increase commercial floor space from 315,542m² to 570,365m². That is approximately an additional 255,000m² identified for this strategic centre.

The Panel recommends that this planning proposal to rezone the subject site and increase the height limit and FSR not proceed to a Gateway Determination.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Virginia Waller	X	
Grant Christmas	X				
Lesley Finn	X				

ITEM 2

PROPOSAL No:	PP 7/17
ADDRESS:	52 Alfred Street, Milsons Point
PROPOSAL:	To amend the Height of Buildings Map under North Sydney Local Environmental Plan 2013 as follows: <ul style="list-style-type: none">Increase the maximum building height on the subject site from 40m to RL97 (79.6m) and RL84 (55.4m)
REPORT BY NAME:	Katerina Papas, Strategic Planner
APPLICANT:	Ethos Urban

Public Submissions

Submitter	Applicant/Representative
Geoff Davis	Ben Craig (Town Planner)
Andy Hanna	Andrew Chung (Architect)
	Steven King (Consultant)

Panel Recommendation to Council:

The Panel has considered the Council Officer's Report and Recommendation and the submissions and presentation to the public meeting. A site inspection was undertaken earlier in the day by the Panel.

The Panel recommends that Council not proceed with the Planning Proposal for the reasons outlined in Council's officer's report. The Panel is not persuaded that the increase in height is justified in the circumstances of the case having regards to its context. The increase in height is not supported because of the need to carefully consider impacts on the heritage item to the south, the residential to the north in terms of view loss, and the properties to the west and also importantly, overshadowing of Bradfield Park is not acceptable given the importance of this public domain area.

Given the sensitivities of the subject site and its location in this urban context, any planning proposal would need to be accompanied by a site specific development control plan to ensure adverse impacts are minimised.

The Panel recommends to the Council that this planning proposal to increase the height from 40m to between 55.4m - 79.6m not proceed to a Gateway Determination.

Voting was as follows:

Unanimous

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	X		Virginia Waller	X	
Grant Christmas	X				
Lesley Finn	X				

The public meeting concluded at 2.30pm.

The Panel Determination session commenced at 3.00pm.

The Panel Determination session concluded at 3.48pm.

Endorsed by Jan Murrell
North Sydney Local Planning Panel
26 September 2018