



PROPERTY 253-267 Pacific Highway, North Sydney

PROPOSAL Planning Proposal seeking to:

- Increase the building height from 10m to a maximum 14m (265-267 Pacific Highway) and part 29m and 37m to the remainder of the site;
- Introduce a maximum FSR of 5.35:1 to Nos. 253-261 and 1.85:1 to Nos. 265-267 Pacific Highway;
- Increase non-residential FSR applicable to the site from 0.5:1 to 1.0:1

DATE 8 June 2021

ATTENDANCE

Chair Philip Graus

Panel Members Anita Morandini; David Tordoff; Professor Peter Webber

Council staff Neal McCarry – NSC. Annelize Kaalsen - AK Planning, Paul Walter – Atlas Urban (External consultants carrying out assessment on behalf of Council)

Proponents

Elina Braunstein (GMU)
 Gabrielle Morrish (GMU)
 Stephen White (Urbis)
 Siobhan McInerney (PTW)
 Samantha Polkinghorne (NBRS)
 Tim Turpin (Legacy Property)
 Adam Peacock (Legacy Property) –

Introduction

The Civic Precinct Planning Study was adopted by North Sydney Council in November 2020.

The current Planning Proposal seeks a split height control of 14m, 29m and 37m. The PP also seeks to establish; a maximum FSR of 1.85:1 (265-267 Pac Hwy) and max FSR 5.35:1 (253-261 Pac Hwy) and minimum non-residential FSR of 1:1 over the site. The planning proposal is accompanied by a reference design that provides a potential built form that could be realised on the site under the controls sought. This design includes indicative setbacks to respective boundaries and adjacent properties.

General

Members of the panel expressed varying comments and concerns in relation to the following aspects of the reference design;

- Allocation of height,
- Visual Impact on surrounding area,



- Consistency with Council's Civic Precinct Planning Study,
- Level of articulation of tower elements,
- Tower setbacks in relation to podium on Pacific Highway, retained heritage item within site, Heritage Conservation area (to the south and north),
- Envelope to GFA ratio,
- Overshadowing,
- Wind downdraft,
- Interface of podium with adjacent contributory item the south
- Podium articulation
- Through site link
- Contextual fit
- Ground floor levels and flood planning relative to the public domain

In review of the proposed, the Panel does not see any justification in exceeding the Council Civic Study with respect to height, setbacks, or areas of building mass. However, it was noted in considering a suitable FSR and Height under the Planning Proposal process, there was not a sufficient level of information provided , nor comfort or consensus in the overall appropriateness of the proposal as currently presented.

One member was strongly of the view that the increased heights proposed under the Planning Proposal were excessive and could not be supported, given the sensitive context of the church of St Thomas, the narrow lane and the low-scale residential buildings fronting Church Street. By contrast the earlier Conybeare Morrison plan* was a well considered and appropriate concept, and given present market conditions there is no evidence that it would not result in viable economic outcome.

*See Conybeare Morrison plan as referenced page 70 of Planning Proposal Report prepared by Urbis on behalf Legacy Property – April 2021.

The interface with the heritage-listed building on the corner of McLaren Street and the Highway needs to be thoughtfully resolved, but the relationship between the two in the applicant's proposal was inappropriate, with the new dominating the heritage item, as illustrated in the submitted 3-D image.

It was concluded that before preparing any formal advice the Panel request the provision of additional comparative contextual massing ,elevational and shadow impact studies to make a more informed assessment of the development in the broader context beyond the street block and surrounds.

Additional information should include:

1. A comparative study, presenting the "Council Model" as per the North Sydney Civic Precincts Planning Study, relative to the proposed, clearly showing;
 - a. "Council Model" assumptions in plan and elevation, which have informed the shadow studies submitted
 - b. overlay of the proposed, highlighting departures from the "Council Model"



2. Contextual massing studies and context elevations should illustrate the proposed built form as viewed from eye level at ground/street level, as viewed from;
 - a. St Thomas Anglican Church
 - b. Termination of West Street
 - c. Church St Laneway (from Northern and Southern ends)

Envelopes and elevations are to include:

- a. full height of parapet, screening, PV panels, plant to roof tops and podium, noting RLs of upper most heights.
- b. Ground floor RLs
- c. Slab overhangs, and any shading devices

The additional information does not need to be detailed renders but rather representative massing sequences in sketch up will be adequate. All view locations should be keyed to a plan.

3. Shadow impact studies:
 - a. Should ensure envelopes are consistent with item 2 above
 - b. Demonstrate shadow impacts 21 June ,9am – 3pm hourly intervals

Conclusion

Upon receipt and consideration of the additional information requested above, the Panel will provide more detailed consolidated design advice.