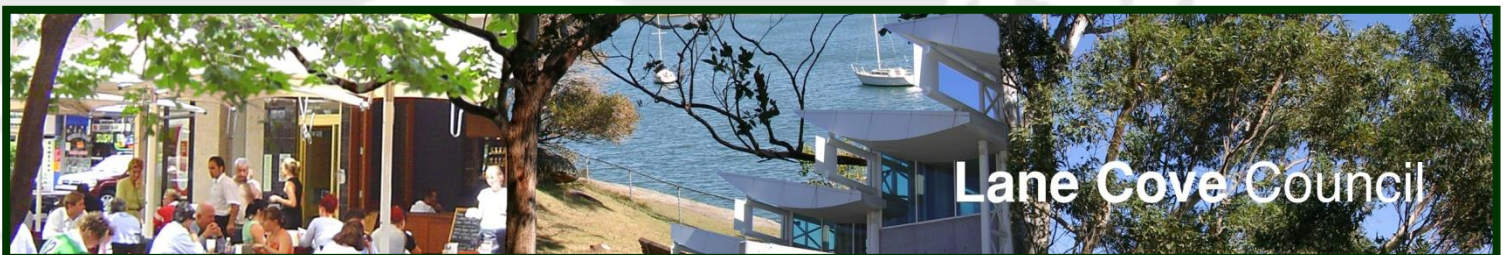


Agenda
Lane Cove Local Planning Panel Meeting
5 March 2024



Notice of Meeting

Dear Panel Members,

Notice is given of the Lane Cove Local Planning Panel Meeting, to be held in the Council Chambers on Tuesday 5 March 2024 commencing at 5pm. The business to be transacted at the meeting is included in this business paper.

Yours faithfully



Craig Wrightson
General Manager

Lane Cove Local Planning Panel Meeting Procedures

The Lane Cove Local Planning Panel (LCLPP) meeting is chaired by Ms Louise Byrne. The meetings and other procedures of the Panel will be undertaken in accordance with the Lane Cove Lane Cove Local Planning Panel Charter and any guidelines issued by the General Manager.

The order of business is listed in the Agenda on the next page. That order will be followed unless the Panel resolves to modify the order at the meeting. This may occur for example where the members of the public in attendance are interested in specific items on the agenda.

Members of the public may address the Panel for a maximum of 3 minutes. All persons wishing to address the Panel must register prior to the meeting by contacting Council's Office Manager – Environmental Services on 9911 3611. Where there are a large number of objectors with a common interest, the Panel may, in its absolute discretion, hear a representative of those persons.

Minutes of LCLPP meetings are published on Council's website www.lanecove.nsw.gov.au as soon as possible following the meeting. If you have any enquiries or wish to obtain information in relation to LCLPP, please contact Council's Office Manager – Environmental Services on 9911 3611.

Please note meetings held in the Council Chambers are Webcast. Webcasting allows the community to view proceedings from a computer without the need to attend the meeting. The webcast will include audio of members of the public that speak during the meeting. Please ensure while speaking to the Panel that you are respectful to other people and use appropriate language. Lane Cove Council accepts no liability for any defamatory or offensive remarks made during the course of these meetings.

The audio from these meetings is also recorded for the purposes of verifying the accuracy of the minutes and the recordings are not disclosed to any third party under the Government Information (Public Access) Act 2009, except as allowed under section 18(1) or section 19(1) of the PPIP Act, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

DECLARATIONS OF INTEREST

APOLOGIES

NOTICE OF WEBCASTING OF MEETING

LANE COVE LOCAL PLANNING PANEL REPORTS

- 1. PLANNING PROPOSAL NO. 39 - 448-456 PACIFIC HIGHWAY, ST LEONARDS 4**

Lane Cove Local Planning Panel Meeting 05 March 2024
PLANNING PROPOSAL NO. 39 - 448-456 PACIFIC HIGHWAY, ST LEONARDS

Subject: Planning Proposal No. 39 - 448-456 Pacific Highway, St Leonards
Record No: SU8727 - 9742/24
Division: Planning and Sustainability Division
Author(s): Christopher Pelcz; Terry Tredrea

Property:	448-456 Pacific Highway, St Leonard's
PP No:	Planning Proposal No. 39
Legal Description:	<ul style="list-style-type: none"> • Lots 1, 2 & 3, Section 16 in DP 3175; and • Lot C in DP 414984.
Date Lodged:	19 December 2023
Owner (Proponent):	The Quarter St Leonard's Pty Ltd
Applicant:	File Planning & Development Services Pty Ltd
Site Area:	1,661 m ²
Description of Proposal:	<p>To change the following planning controls:</p> <ul style="list-style-type: none"> • Rezone the site from E2 Commercial Centre to MU1 Mixed Use, • Increase the floor space ratio from 2:1 & 6:1 to 14.7:1, • Increase the height from 15 metres & 36 metres to RL196.30 metres, • Provide a non-residential floor space ratio of 0.2:1, • Introduce a site-specific clause to provide 12% of gross floor area as affordable housing, • Amend existing Local Environmental Plan Design Excellence clause 7.6 to include this site.
Planning Proposal documents	Links to all the proponent's documents are provided in Attachments at the end of this report (AT-1 to AT-7).
Relevant Strategic Planning documents	<p><i>A Metropolis of Three Cities – dated March 2018</i> <i>North District Plan – dated March 2018</i> <i>Final St Leonards/Crow's Nest 2036 Plan – dated 29 August 2020 (AT-11)</i> <i>Section 9.1 Ministerial Directions</i> <i>Local Strategic Planning Statement 2020 – dated 30 March 2020 (AT-12)</i> <i>Local Housing Strategy (AT-13)</i> <i>Local Environmental Plan 2009</i></p>
Recommendation	That Planning Proposal No. 39 be supported with amendments.

PURPOSE

The Lane Cove Local Planning Panel is required to review the proposal with a view to providing Council with advice in relation to the changes requested to the Lane Cove LEP.

REASON FOR REFERRAL

The Planning Proposal is referred to Council's Local Planning Panel under Section 9.1 of the *Environmental Planning and Assessment Act 1979*. This Section requires referral of any Planning Proposal to the Local Planning Panel for advice with an assessment report which sets out recommendations in relation to the Proposal.

The Planning Proposal does not meet any of the criteria for an exemption from referral to the Local Planning Panel. This criterion is as follows;

- a) the correction of an obvious error in a local environmental plan.
- b) matters that are of a consequential, transitional, machinery or other minor nature; or
- c) matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjoining land.

Therefore, the Planning Proposal must be referred to the Local Planning Panel for advice prior to Council making any determination on the matter.

EXECUTIVE SUMMARY

The purpose of this report is to consider the planning merits and seek the Panel's advice on the proposal to redevelop land at 448-456 Pacific Highway, St Leonard into a mixed-use commercial podium / residential tower.

The Proposal (**AT-1**) seeks to rezone the existing E2 Commercial Centre zoning to a MU1 Mixed Use zone. In detail the changes sought to the planning controls are as follows;

- increase floor space ratios from 2:1 & 6:1 to 14.7:1.
- increase the building height from 30 storeys to RL196.30 metres.
- provide a non-residential floor space ratio of 0.42:1 &
- introduce site specific clauses for provision of affordable housing and design excellence.

[Planning Proposal 39](#) is also accompanied by:

- [Appendix A: Revised Urban Design Study \(AT-2\)](#),
- [Appendix B: Revised Traffic Study \(AT-3\)](#),
- [Appendix C: Traffic Modelling Summary \(AT-4\)](#),
- [Appendix D: Wind Impact Assessment \(AT-5\)](#),
- [Appendix F: Response to Council RFI \(AT-6\)](#),
- [Further responses to Council's queries \(AT-7\)](#),
- Previous Local Planning Panel [report \(AT-8\)](#) and [advice \(AT-9\)](#),
- [Advice from NSROC Design Review Panel \(AT-10\)](#),
- [Final St Leonards/Crows Nest 2036 Plan \(AT-11\)](#),
- [Lane Cove Local Strategic Planning Statement \(AT-12\)](#), and
- [Lane Cove Local Housing Strategy \(AT-13\)](#).

It is noted that the applicant refers to a Voluntary Planning Agreement in the Proposal. No documentation was included with the application. Any VPA is not the subject of this referral.

Council's policy is that a VPA is assessed separately by Council at a later stage to ensure that the Planning Proposal is considered on its own merit.

The Panel is requested to review the proposal in line with the assessment report.

SITE

The subject site comprises 1,661 m² of land at 448-456 Pacific Highway, St Leonard's (Figure 1), on the corner of Oxley Street, strategically located on the Pacific Highway *diagonally opposite* the planned Crow's Nest Metro Station which forms part of the Sydney Metro City & Southwest Project and within 400 metres of the existing St Leonard's Station.



Figure 1: Location of site

The site comprises a car wash facility located on 448-452 Pacific Highway (Lots 1-3 Part 16 DP3175) and a 4-storey commercial building at 456 Pacific Highway (Lot C DP414984). The car wash is located on the corner of Pacific Highway and Oxley Street and comprises at grade car parking and car wash areas, shade sails and a single-storey building. Entry to the car wash is via Oxley Street and exit is to the Pacific Highway. The commercial building fronts Pacific Highway with a car parking entrance fronting the street, car parking at ground level and three levels of commercial floor space above. The site currently contains six commercial buildings ranging in height from two to four storeys, which are claimed to be “reaching the end of their economic lifespan, in poor repair and in some cases unusable.” The eight lots have been combined under a single landholding ownership.

The site is in the corridor between the existing St Leonards Station and the planned Crow’s Nest Metro Station. This area is undergoing rapid urban renewal and change in response to major government infrastructure investment in the form of the Sydney Metro City & Southwest Project and the vision set out under the 2036 Plan. The existing and future built form context is shown in Figures 2 & 3 below.

Much of the land on the north and south side of the Pacific Highway has been redeveloped with larger mixed-use buildings and several underdeveloped properties are subject to development consent. Further north of the site is ‘The Forum’ which forms a town centre of St Leonards and acts as a commercial, retailing and transport hub.

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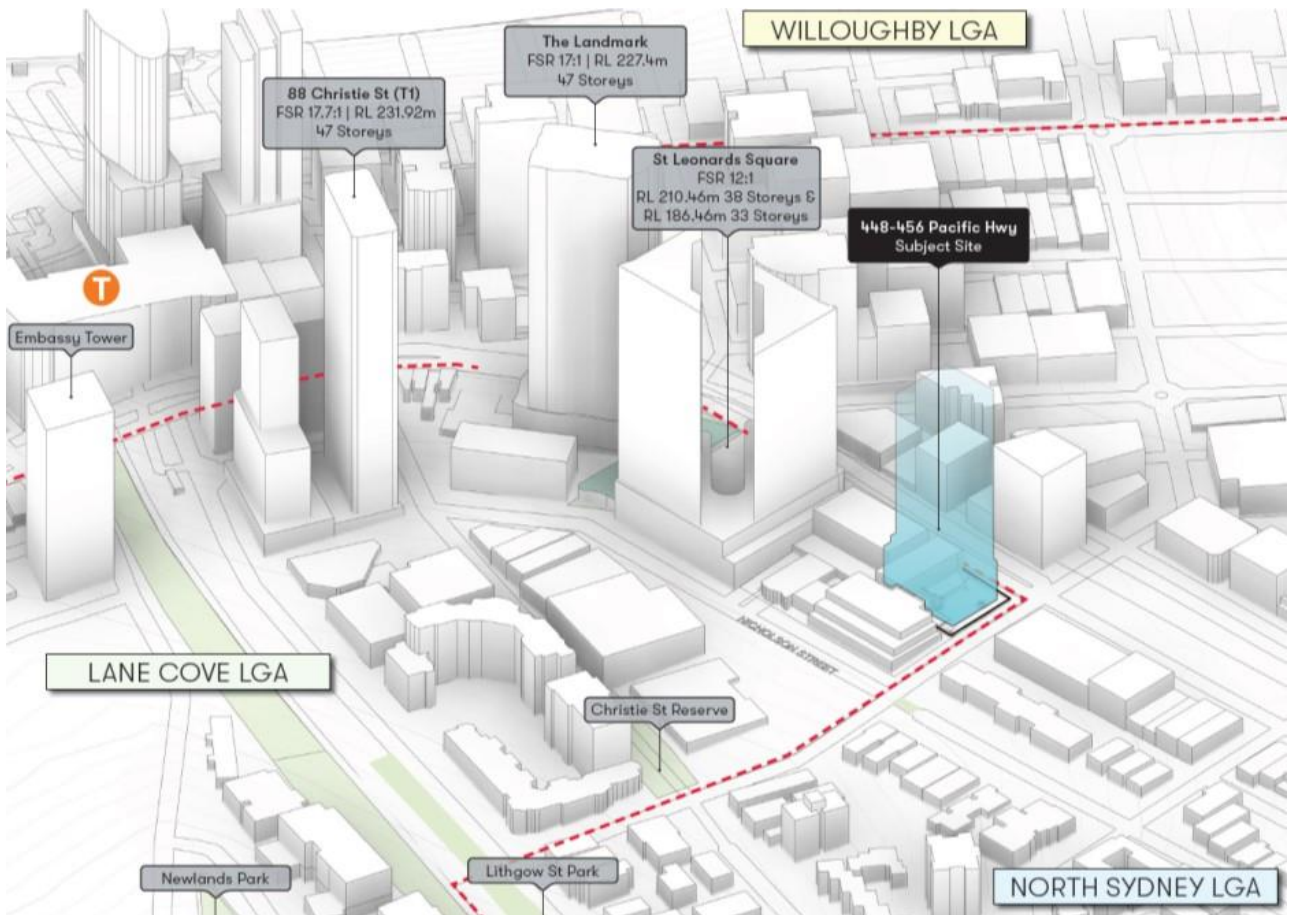


Figure 2: Current development context, including indicative proposal

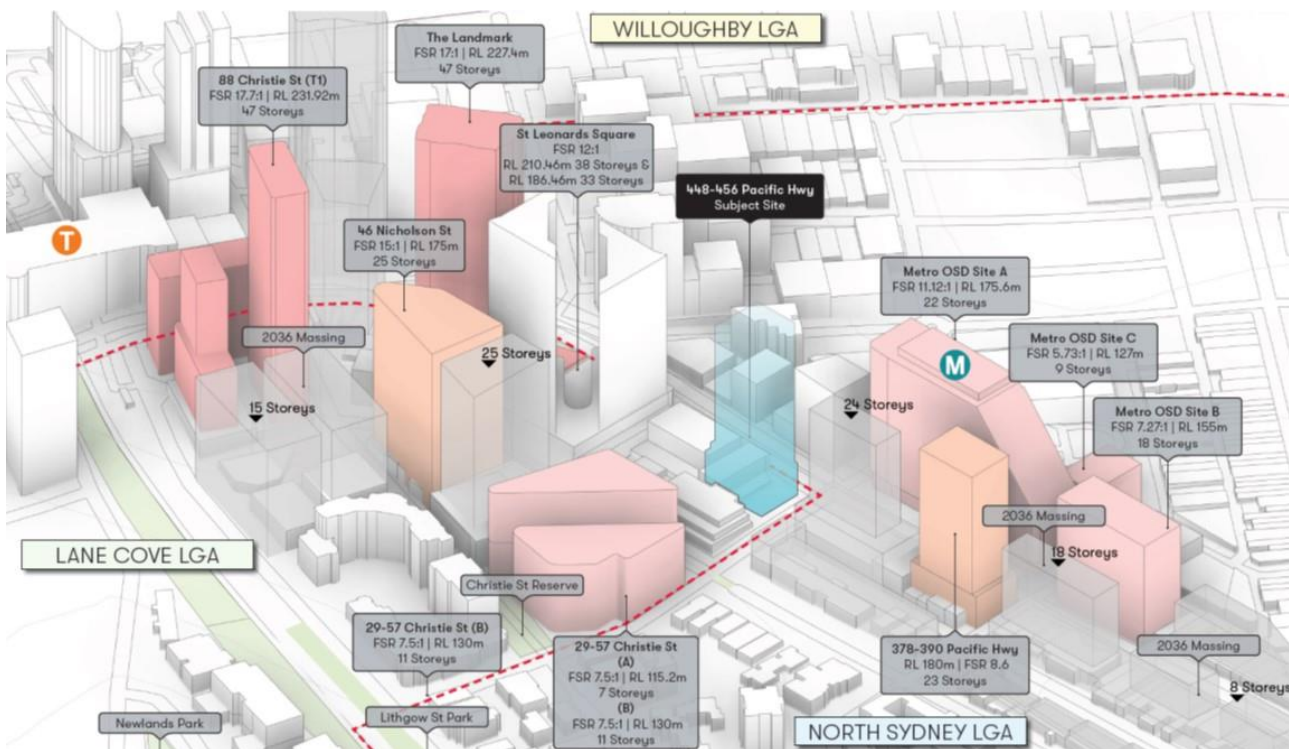


Figure 3: Future development context, including indicative proposal

Current LEP Planning Controls

Figure 4 shows the current LEP controls for maximum floor space ratio and height on the site.

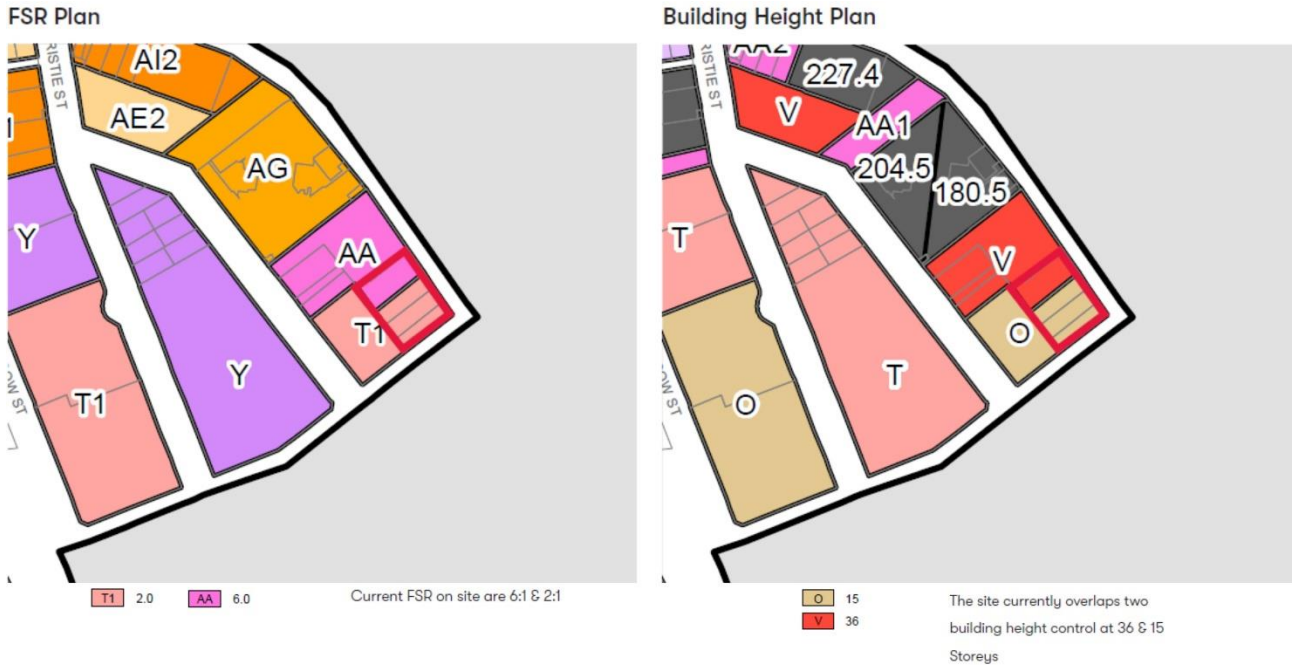


Figure 4: Lane Cove LEP – current FSR & height controls

Based on the current Zoning, FSR and Height controls, if developed entirely for commercial purposes, a potential building could be 15 metres and 36 metres in height with a total commercial GFA of 5,649 sqm.

St Leonard’s Crows Nest 2036 Plan Controls

Figure 5 indicates the proposed controls under the SLCN 2036 Plan for maximum floor space ratio and height on the site.



Figure 5: 2036 Plan – FSR & height controls

Based on the SLCN 2036 Plan controls, if developed partly for commercial/residential purposes a potential building could be 30 storeys in height with a commercial GFA of 6,644 sqm.

This commercial GFA is due to the 2036 Plan requiring the site to deliver a non-residential floor space ratio of 4:1, inclusive of the overall FSR of 7:1 (see Figure 6).



Figure 6: 2036 Plan – Minimum non-residential FSR control

BACKGROUND

In seeking to revitalize the St Leonards CBD, Council has taken a measured approach by targeting specific sites to stimulate and broaden the economic base, by permitting a small number of mixed use (MU1) sites within the CBD.

The remainder of the sites were to remain as E2 Commercial Centre. This approach was implemented in 2012 via the following:-

1. The Four Pilot projects
2. The Rail Plaza &
3. The St Leonards' Public Domain Master Plan.

This targeted approach was a finely tuned policy designed to stimulate the centre's long-term commercial and employment potential with residential development providing a supporting role in the St Leonards' CBD.

Council is of the view that further residential land uses should only be considered after the 4 pilot projects have been put in place and providing benefits to the Commercial Core.

The Greater Sydney Commission has confirmed this approach as consistent with the North District Plan which states that Councils "*strengthen St Leonards through approaches that grow jobs in the centre (Action 34)*". It aims for a high job's growth target of 16,400 between 2016 and 2036. The precinct is important "*as a key employment centre in Greater Sydney*". "*Employment growth is the principal underlying economic goal for metropolitan and strategic centres*" (North District Plan: 2018, page 67) such as this.

While this Planning Proposal in principle validates Council's approach, there are also other strategic planning documents to consider. These documents and their relationship to this site are briefly outlined below.

Australian Housing Accord

In August 2023, the Australian Federal Government signed the National Housing Accord. The Accord committed to building 1.2 million new homes across Australia in a five year period from 2024 to 2029.

It set housing targets for each State and Territory, with NSW required to complete 377,000 new homes within the same five-year period.

While no formal targets have yet been set for individual local Councils, the accelerated delivery of affordable, well-located homes close to transport appears to be a significant priority for the NSW State Government.

Transport Oriented Development Program

A key NSW Government response to the Accord is the Transport Oriented Development Program. This program has identified the new Crows Nest Metro Station as one of the new "Accelerated Precincts". It is important to note that the Planning Proposal is directly across the road from the new Crows Nest Metro Station.

Areas within 1,200 metres of the new Station will be rezoned by the NSW Government towards the end of 2024. Lane Cove Council has been advised that the rezonings will largely be consistent with the existing SLCN 2036 Plan.

St Leonards and Crows Nest 2036 Plan

The St Leonards/Crow's Nest Planned Precinct is identified by the North District Plan (NDP) as "*a mixed-use centre with high-rise offices, and high-density residential development*". *Action 34 of the NDP focuses growth subject to "growing jobs in the centre"*. Additional capacity for housing supply is a secondary but important function of the precinct. It is from these two purposes of the *North District Plan* that the 2036 Plan has emerged.

The 2036 Plan (**AT-11**) recommends that this site be rezoned from E2 Commercial Core to MU1 Mixed Use, with an increased height and floor space ratio (see Discussion section), plus "*a minimum non-residential floor space requirement for the B4 Mixed Use zone to meet North District Plan high jobs target.*" (p44)

It is important to note that page 63 of the final 2036 Plan states that all controls shown in the 'Implementing the Plan' section are **indicative** only, however this is still subject to consideration of the Section 9.1 Ministerial Directions.

The Plan introduced a Special Infrastructure Contributions rate which now applies to all new residential and mixed-use residential development in the area.

Special Infrastructure Contributions

As part of the final 2036 Plan, the Special Infrastructure Contribution (SIC) applies to this area of St Leonards and Crow's Nest but only for the residential development component.

Section 9.1 Ministerial Directions

All Planning Proposals are required to address Section 9.1 Ministerial Directions, where they are applicable to the site. However, in this instance Ministerial Direction 1.13 is relevant because it specifically deals with the implementation of St Leonards and Crow's Nest 2036 Plan.

It states that Planning Proposals **may be inconsistent with the Plan** if it can be demonstrated that **the inconsistency is of minor significance while still achieving the vision, objectives and actions identified in the Plan.**

Local Strategic Planning Statement

Council's adopted *Local Strategic Planning Statement (AT-12)* outlines a 20-year vision, planning priorities and actions for land use in Lane Cove. The LSPS came into force on 30 March 2020 and was published to the NSW Planning Portal website.

This Statement and other relevant documents must now be used to inform future amendments to Council's Local Environmental Plan and Development Control Plan.

Local Housing Strategy

Council's adopted Local Housing Strategy (LHS) provides an evidence-based framework that informs how and where residential development is planned to be delivered in the LGA for the next 20 years.

Because the Planning Proposal involves mixed use development with a residential component, this Strategy (AT-13) is relevant.

PROPOSAL

The proponent-led Planning Proposal seeks the following amendments to Lane Cove LEP 2009 for the _____ subject _____ site:-

- Rezone the site from E2 Commercial Centre to MU1 Mixed Use.
- Increase the floor space ratio controls from 2:1 & 6:1 to 14.7:1,
- Increase the Height of Building controls from 15 metres & 36 metres to RL196.30.
- Require any building on the land to have a non-residential floor space ratio of 0.2:1,
- Introduce a site-specific clause to provide 12% of gross floor area as affordable housing,
- Amend existing Local Environmental Plan Design Excellence clause 7.6 to include this site.

Overall, the proposed controls would result in the following outcomes:

- A mixed-use commercial/residential podium/tower of 30 storeys (see Figure 7 for 3D concept), with a total GFA of between 24,523 sqm, including 702 sqm of ground floor retail as part of a 4-storey podium;
- Up to 242 apartments, with 36 of those to be dedicated to affordable housing in perpetuity.
- Public domain improvements including an activated through-site link along the southern boundary connecting to an on-site plaza (see Figures 8 & 9).

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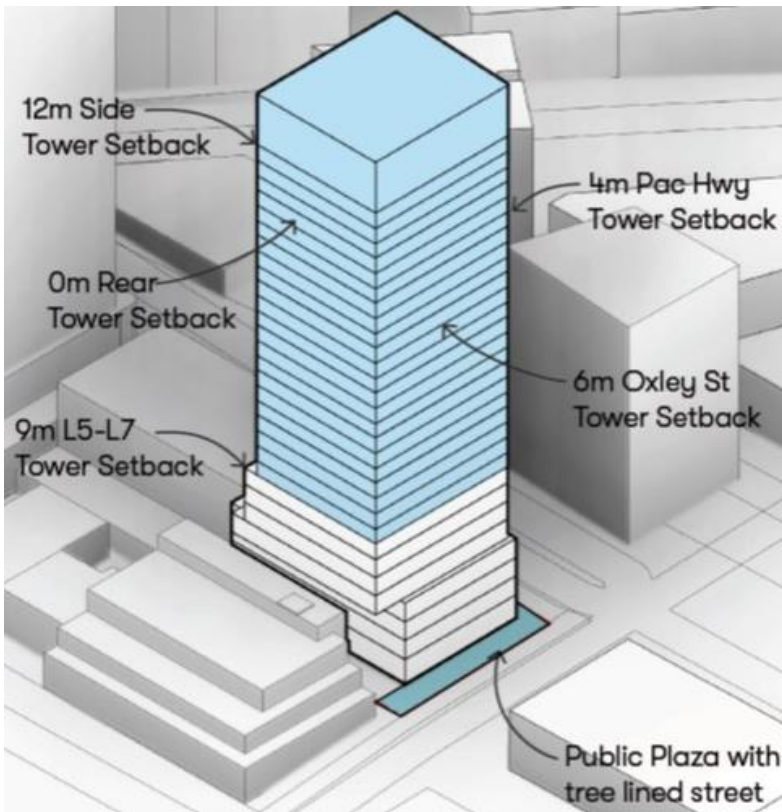


Figure 7: Concept 3D view (with setbacks)

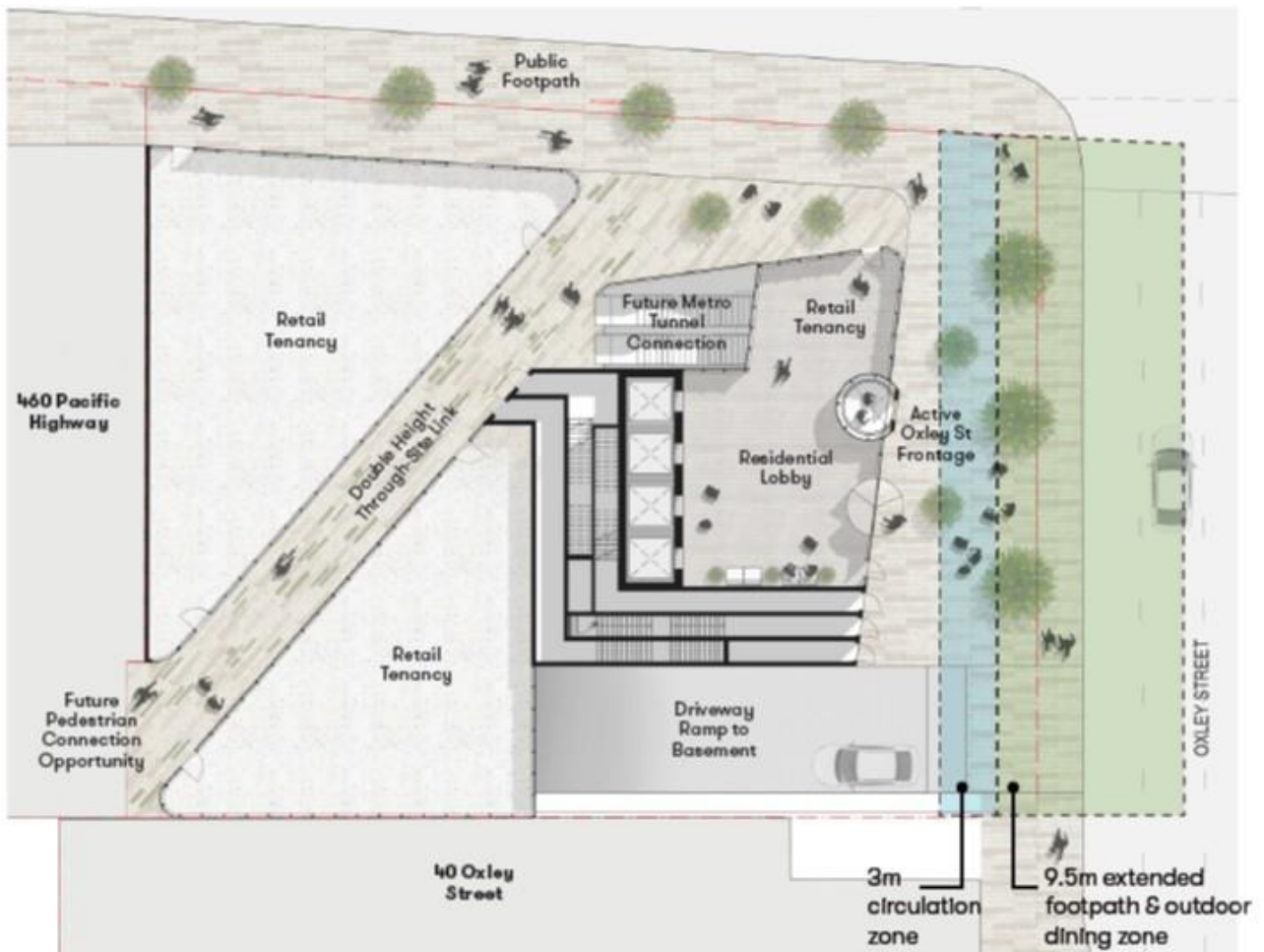


Figure 8: Proposed through-site link with Plaza

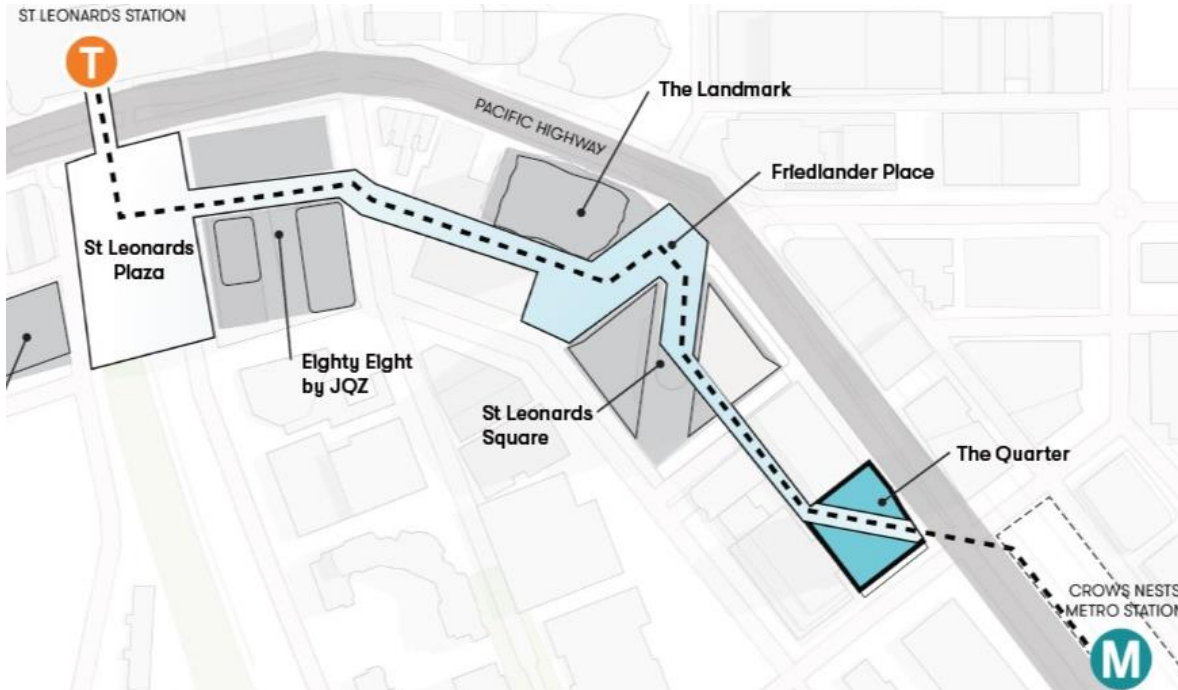


Figure 9: Connection to broader through-site links

Figure 10 shows the indicative sections of the building along Pacific Highway and Oxley Streets.

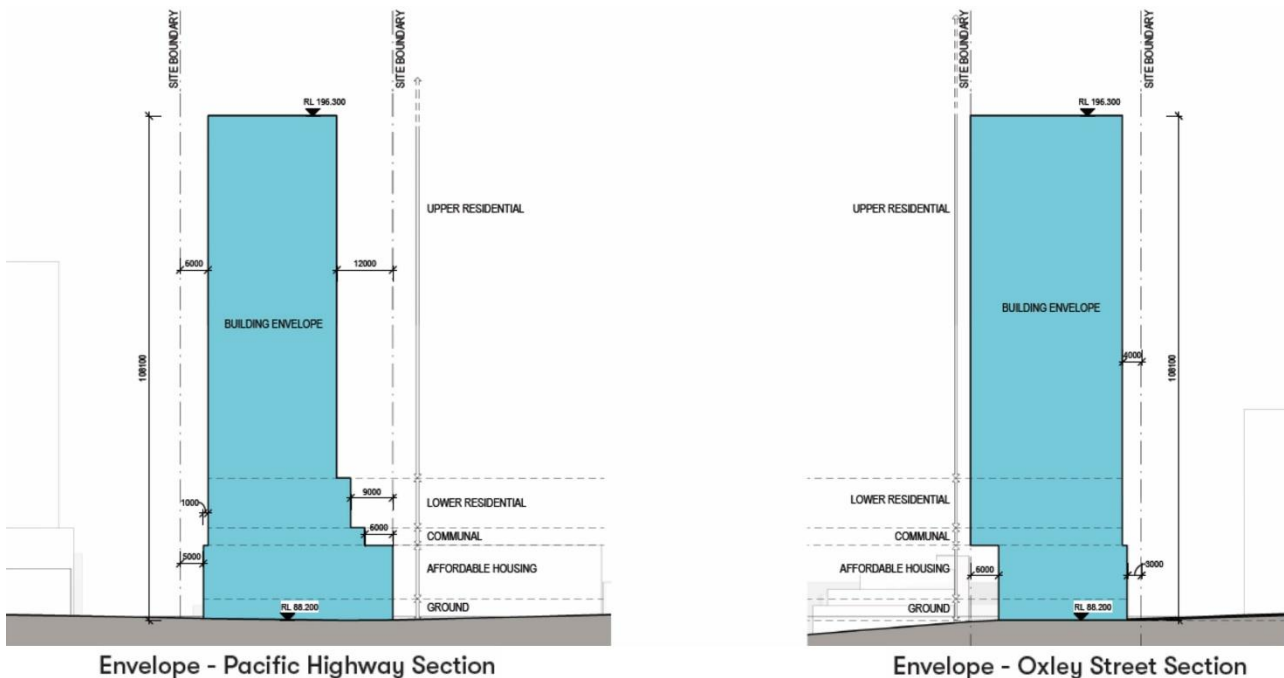


Figure 10: Pacific Highway/Oxley Street sections

DISCUSSION

A review of the proponent’s amended documentation (**AT-1** to **AT-7**) indicates that they have addressed Council’s concerns raised with the previous proposal see **AT-8** and **AT-9**. This report will discuss the strategic and site-specific merit requirements.

St Leonard's/Crows Nest 2036 Plan

S.9.1 Ministerial direction 1.13 aims “to ensure development within the St Leonard’s and Crows Nest Precinct is consistent with the Plan.”

It states that Planning Proposals may be inconsistent with the Plan if it can be demonstrated that *the inconsistency is of minor significance while still achieving the vision, objectives and actions identified in the Plan.*

The inconsistencies are as follows;

- the requirement for 4:1 non-residential FSR &
- the provision of A-grade commercial floor space as the major incentive for increasing FSR in general.

The non-residential floor space ratio has been reduced which may affect employment opportunities notwithstanding such this would not address the jobs target set for St Leonard’s. Page 29 of the revised Planning Proposal states in support the following;

“The original Planning Proposal identified a 4:1 non-residential FSR. However further discussion with Council indicated a preference to prioritise additional affordable housing in place of commercial office uses to accommodate key workers and students to support the nearby health and education use. The proposal accommodates non-residential uses at the ground floor to provide for street activation (0.42:1 retail), with three levels of affordable housing above which will deliver around 36 affordable housing dwellings”.

It is argued that given the partial conversion of this commercial floor space to affordable housing dedicated in perpetuity is a more viable and acceptable outcome.

This option is consistent with the current NSW Government focus on “increasing the supply of affordable housing in well-located areas” in that St Leonard’s is well-suited to providing accommodation for key workers in nearby health and education areas.

It is acknowledged that the current market for commercial floor space is nonexistent.

Local Strategic Planning Statement

Council’s Local Strategic Planning Statement (LSPS) contains a series of Planning Principles for the future location of additional housing and supporting actions.

Two key principles from the Statement are relevant:

- “Consolidate housing around Strategic (St Leonards train station) and Local (Lane Cove Village/Plaza) centres to achieve transit orientated development”; and
- “**Locate higher density housing types within a 5 minute walk (400 metre radius) of the St Leonards Strategic Centre (train station) and Crows Nest Metro Station but not at the expense of the attraction and growth of jobs, retailing and services in existing B3 Commercial Core zoned land**” (page 30 of **AT-12**).

The amended proposal is consistent with these principles as the site is directly across the road from the Crows Nest Metro Station and is within 400 metres of the existing St Leonard’s train station.

The previous quantum of affordable housing was not considered sufficient. After investigating alternatives, the applicant has argued that in lieu of providing a 4:1 non-residential floor space that majority of this space be used solely for the purposes of affordable housing. This would allow ground floor retail with 3 levels being used for affordable housing equaling 36 dwellings.

This approach is now consistent with Council's LSPS action to "*explore options and investigate opportunities for the provision and/or development of affordable/key worker housing*" (page 33 of **AT-12**).

In summary the proposal is now considered consistent with Council's LSPS principles for additional housing and actions for affordable housing.

Local Housing Strategy

One action is related to this proposal, as follows:

*"Only pursue planning proposals or other planning framework changes in the Lane Cove LGA if they include a principal affordable housing purpose and are consistent with Council's 'Principles for the location of additional housing' in its Local Strategic Planning Statement" (page 95 of **AT-13**).*

Given the substantial amount of affordable housing being provided in perpetuity, directly across the road from the Crows Nest Metro station, the proposal is consistent with this action.

Regarding site-specific merit, the issues are as follows:

- the natural environment (including known significant environmental values, resources or hazards).
- The traffic generation has now been assessed and is considered acceptable.
- A new wind impact study has indicated no unacceptable wind conditions.
- The reduction to 30 storeys has resulted in improved overshadowing outcomes (see Figure 11) that are consistent with the 2036 Plan recommendations of no additional overshadowing between the hours of 10am to 3pm.
- Views impacts on nearby buildings have been assessed, the revised design aims to provide an acceptable level of view sharing.



Figure 11: Overshadowing impacts

- The proposal clearly responds to the imminent opening of the Crows Nest Metro station. By providing housing in the vicinity of the Metro, it responds appropriately to the principle of a TOD. In equal measure, the proposal is required to respond to the future arrival of commuters living within a reasonable distance needing employment close to the Metro.
- 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. Likewise, the Metro is the most important infrastructure this proposal is responding to.

Other matters are also proposed to be addressed via an amendment to Council's Development Control Plan – to provide site-specific controls.

SUBMISSIONS

While the Gateway process does not provide for public exhibition prior to the submission to the Department Lane Cove Councils policy requires exhibition upon lodgment.

The proposal was exhibited for 28 days in April 2023. Council received 5 submissions:

- One was a request for clarification on certain matters.

- The other three were objecting based on height, need for open space and need to consolidate with other sites.

In response, the revised height is in line with the 2036 Plan's recommendations for building height. Council has already provided a number of new and upgraded public open space in the vicinity including Wadanggari Park and Friedlander Place. The proponent is also seeking to provide a small public plaza.

While Council has previously asked about the consolidation of adjoining sites, the proponent has stated that despite discussion, no agreement can be reached. Even if the proposed development occurs, the other sites will not be isolated and could be potentially re-developed.

It is noted that the revised Planning Proposal documents in this report were not required to be re-exhibited in accordance with Council's [Community Participation Plan](#), because the environmental impact was reduced and the amendments addressed issues raised by Council and the submissions.

CONCLUSION

The revised Planning Proposal has responded to the matters raised by Council, the Local Planning Panel and the Design Review Panel.

It is important to note that the non-residential floor space has been decreased from the previous proposal. While it differs from the St Leonard's Crows Nest 2036 Plan the approach is line with the NSW Governments strategy to address housing shortages and the stock of affordable housing in and around train stations in particular the new Metro.

Council's current approach to affordable housing in its Local Environmental Plan (LEP) has been to specifically detail the exact number of dwellings that will be provided for affordable housing purposes – see [LEP clause 7.3](#). The use of 'percentages of gross floor area' is not acceptable and not consistent with Council's approach.

Council's existing [LEP clause 7.6](#) for design excellence only applies to development in the St Leonard's South area. Given the site is not within or close to this area, it would be inappropriate to amend this existing clause.

As a result, it is recommended that the Planning Proposal be amended to remove the proposed clause about design excellence entirely and amend the proposed affordable housing clause to specify the exact number of affordable housing dwellings rather than a percentage.

On balance, the proposed development achieves both merit tests.

RECOMMENDATION

Pursuant to Section 9.1 of the *Environmental Planning and Assessment Act 1979*, the Lane Cove Planning Panel at its meeting of 5 March 2024 is recommended to support Planning Proposal No. 39, with the following amendments:

A. Amendments

- Revise the site specific clause on affordable housing to replace "12% of gross floor area" with the actual number of dwellings used for affordable housing – similar to existing [LEP clause 7.3](#); and
- Not proceed with amending [LEP clause 7.6](#) (as this only applies to developments in St

Leonards South).

The Panel is recommended to support the amended Proposal as it will pass the Strategic Merit Test and Site-Specific Merit Test for the following reasons:

B. Amended Proposal – Passes Strategic Merit Test

Reasons

- 1) Is now consistent with the following aspects of the *St Leonards/Crows Nest 2036 Plan*:-
 - a. The ‘tree-lined’ vision of Oxley Street has been addressed;
 - b. The proposed height of 30 storeys complies with the Plan’s recommendations;
 - c. While the FSR still exceeds the Plan’s recommendations, it now complies with the Plan’s recommendations for height in storeys;
 - d. The previous FSR bonus for design excellence has been removed;
 - e. ‘Best practice’ sustainability outcomes has been addressed and new development would be required to comply with Part S of Council’s Development Control Plan;
- 2) Based on the above, the amended Planning Proposal is consistent with Section 9.1 Ministerial Direction 1.13 because it helps to deliver the vision, objectives and actions of the 2036 Plan and any inconsistencies can now be considered of minor significance.
- 3) The amended proposal is consistent with Council’s *Local Strategic Planning Statement*, in particular the ‘Principles for Location of Additional Housing’ as it directly across the road from the new Crows Nest Metro Station.
- 4) The amended proposal is consistent with Council’s *Local Housing Strategy* action to “Only pursue planning proposals or other planning framework changes in the Lane Cove LGA if they include a principal affordable housing purpose and are consistent with Council’s ‘Principles for the location of additional housing’ in its *Local Strategic Planning Statement*”.

C. Amended Proposal – complies with Section 3.33 of the Environmental Planning and Assessment Act

Reason:

This section of the Act deals with the preparation, explanation and justification of Planning Proposals – which requires Proposals to state whether they will give effect to both a Local Strategic Planning Statement and comply with the relevant directions under section 9.1.

Having considered the above, the amended Planning Proposal is consistent with Section 3.33 (2)(c) of the EP&A Act because the Planning Proposal will “give effect to” Council’s Local Strategic Planning Statement and complies with the relevant Section 9.1 Ministerial Direction (i.e. Direction 1.13).

D. Amended Proposal – Passes Site-specific Merit Test

Reasons

- Additional studies show that traffic generation has now been assessed ;
- Access to site has been addressed;
- New wind impact study has been provided;

- Reduction to 30 storeys has resulted in improved overshadowing outcomes, which are now consistent with the 2036 Plan recommendations.

E. Amended Proposal – now addresses all outstanding matters.

- F. That the Council delegate to the General Manager to prepare a site-specific Development Control Plan (DCP) in conjunction with the proponent to support the Planning Proposal, to be exhibited with the Planning Proposal after Gateway Determination.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1	View Revised Planning Proposal	81	Available
		Pages	Electronically
AT-2	View Appendix A - Revised Urban Design Study	77	Available
		Pages	Electronically
AT-3	View Appendix B - Revised Traffic Study	16	Available
		Pages	Electronically
AT-4	View Appendix C - Traffic Modelling Summary	13	Available
		Pages	Electronically
AT-5	View Appendix D - Wind Impact Assessment	5 Pages	Available
			Electronically
AT-6	View Appendix F - Response to Council RFI	30	Available
		Pages	Electronically
AT-7	View Further responses to Council's queries	2 Pages	Available
			Electronically
AT-8	View Previous Local Planning Panel Report	28	Available
		Pages	Electronically
AT-9	View Previous Local Planning Panel Advice	5 Pages	Available
			Electronically
AT-10	Final minutes of Design Review Panel - March 2023	6 Pages	Available
			Electronically
AT-11	Final St Leonards and Crows Nest 2036 Plan - August 2020	80	Available
		Pages	Electronically
AT-12	Local Strategic Planning Statement - March 2020	83	Available
		Pages	Electronically
AT-13	Adopted Local Housing Strategy	98	Available
		Pages	Electronically