

## Draft North Sydney Local Environmental Plan 2001 (Amendment No. 28)

The above plan proposes amendments to the North Sydney Local Environmental Plan 2001 at *Part 3, Division 4 - North Sydney Centre*.

It is noted that compliance with the existing controls within Division 4 has been addressed in the LEP compliance table at Appendix H. Where the proposal does not strictly meet the numerical standards contained within the Draft LEP Amendment, these are addressed within the main body of the Environmental Assessment Report.

Control	Requirement	Comment	Compliance
<b>Part 3, Division 4 – North Sydney Centre</b>			
Clause 28B – North Sydney Centre Objectives	<p>Provides a range of objectives for the North Sydney Centre. Those most relevant to a commercial premises are:</p> <ul style="list-style-type: none"> <li>(a) to maintain the status of the North Sydney Centre as a major commercial centre within Australia,</li> <li>(f) to allow for 250,000 square metres (maximum) non-residential gross floor area in addition to the estimated existing (as at the commencement of this Division) 700,000 square metres non-residential gross floor area,</li> <li>(g) to encourage the provision of high-grade commercial space with a floor plate, where appropriate, of at least 1000 square metres,</li> <li>(h) to achieve a variety of commercial space,</li> <li>(ha) to ensure a high quality of building design, energy efficiency and urban design for all building development</li> <li>(i) to encourage the refurbishment, recycling and rebuilding of older buildings,</li> <li>(j) to encourage a diverse range of employment, living, recreation and social opportunities,</li> <li>(q) to maintain areas of open space on private land and promote the preservation of existing setbacks and</li> </ul>	<p>The proposal complies with the objectives of the Draft Amendment.</p> <p>The additional floor space and high quality building form will support North Sydney's position as a major commercial centre within Australia.</p> <p>The additional floor space will not push the total commercial floorspace quantum over the maximum additional 250,000m<sup>2</sup></p> <p>The floorplates of the building range from 1,145 to 1,265m<sup>2</sup> in area.</p> <p>The range of floor plates provide flexibility in the provision of individual tenancy areas.</p> <p>The building presents a well resolved design that will achieve 5 Star GreenStar energy efficiency. The ground floor interface will improve the public domain at this busy pedestrian location. Refer also section 6.5 of the EA report.</p> <p>The new building will enable better building efficiencies and floor plates that the existing</p>	<p>Complies with the intent of these provisions. Refer <b>section 6.1.4 of the EA</b> for further detail.</p>

	<p>landscaped areas, and protect the amenity of these areas.</p> <p><i>NB: Objective (ha) has been inserted under Amendment No. 28.</i></p>	<p>buildings cannot provide.</p> <p>The building will support the diverse mix of uses within the North Sydney Centre.</p> <p>The building will not encroach onto landscaped areas or open spaces surrounding the site. The interface with the public domain will increase the perception of public space surrounding the building.</p>	
<p>Clause 28D – Building Height and Massing Controls</p>	<p>This clause provides for the following controls within North Sydney Centre:</p> <ul style="list-style-type: none"> <li>▪ The site area cannot be less than 1000sqm.</li> <li>▪ The development should not result in a net increase of overshadowing between 12 and 2pm over of any land within the North Sydney Centre and is within the public open space zone or within a designed special area under the LEP.</li> <li>▪ Development should not exceed the maximum height and FSR controls placed on the site as designated on the maps accompanying Amendment 28. The controls applying to 100 Mount Street are: <ul style="list-style-type: none"> <li>– Maximum height = 138m</li> <li>– Maximum FSR = 30:1</li> </ul> </li> </ul>	<p>Site area is 1750m<sup>2</sup> therefore meets the minimum area standard.</p> <p>No increase in overshadowing between midday and 2pm will result over open space or special area zone within the north Sydney Centre.</p> <p>The <u>building height will exceed the 138m limit</u>, however will meet the FSR controls.</p> <p>Discussion regarding the height breach elements is detailed within <b>section 6.1.4 of the EA report</b>. Please refer to that section of the report.</p>	