



OUTCOMES REPORT

253-267 Pacific Highway,
North Sydney

Prepared for
LEGACY PROPERTY
26 August 2021



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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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1. INTRODUCTION

This consultation outcomes report has been prepared by Urbis Pty Ltd (Urbis) for Legacy Property to support the Planning Proposal of a mixed-use development at 253-267 Pacific Highway, North Sydney (the development).

The development aims to deliver a vibrant and sustainable mixed-use development with retail, office, residential apartments and supporting facilities for North Sydney and surrounds.

1.1. OVERVIEW OF PROPOSAL AS SUBMITTED IN APRIL 2021

The site is located within North Sydney Council's Civic Precinct Planning Study area, which establishes the strategic planning framework for future development within the study area.

Legacy Property has submitted a Planning Proposal to amend the North Sydney Local Environmental Plan 2013 as follows:

- Establish a site-specific split height control, with maximum heights of 14 metres, 29 metres and 37 metres
- Establish a site-specific split maximum FSR control, with a maximum FSR of 5.35:1 to 253-261 Pacific Highway and a maximum FSR of 1.85:1 to 265-267 Pacific Highway
- Establish a site-specific minimum non-residential FSR control of 1:1.

The concept reference scheme includes:

- 39 modern, quality apartments
- 1,792sqm of commercial and retail area for cafes, restaurants and shops
- Pedestrian and cyclist friendly streets
- 39 parking spaces in across two levels
- Widening of Church Lane
- Restoration of the heritage listed Cloisters Antiques store.

The engagement outlined in this report was based on this proposal.

1.2. AMENDED PROPOSAL

To respond to feedback received from Council and the Design Excellence Panel during the post lodgement phase, minor amendments have been made to the proposal. The Planning Proposal (as updated) seeks to amend the North Sydney Local Environmental Plan 2013 as follows:

- Establish a site-specific split height control, with maximum heights of 15 metres, 29 metres and 37 metres;
- Establish a site-specific split maximum FSR control, with a maximum FSR of 4.83:1 to 253-261 Pacific Highway and a maximum FSR of 1.83:1 to 265-267 Pacific Highway; and
- Establish a site-specific minimum non-residential FSR control of 1:1.

The revised concept reference scheme includes:

- 37 modern, quality apartments
1,775sqm of commercial and retail area for cafes, restaurants and shops
- Pedestrian and cyclist friendly streets
- 38 parking spaces in across two levels
- Widening of Church Lane
- Restoration of the heritage listed Cloisters Antiques store

2. CONSULTATION PROCESS

Consultation activities were carried out between June and August 2021. These activities and their purpose are outlined in Section 2.1.

Feedback is summarised in Section 4 of this report.

2.1. APPROACH AND PURPOSE OF CONSULTATION

The consultation approach was developed in accordance with the International Association of Public Participation's (IAP2) Public Participation principles.

The purpose of consultation for this project was to:

- Deliver clear and factual key messages throughout the consultation process
- Articulate the facts of the proposal and the potential impact on key stakeholders
- Communicate the benefits of the proposal
- Provide opportunities for stakeholders to contribute feedback on the proposal.

2.2. CONSULTATION ACTIVITIES

2.2.1. Fact sheet

The fact sheet outlined key features of the proposal and invited stakeholders and the community to provide feedback. It included details of a project email and phone number managed by Urbis to enable collection of this feedback. It was distributed by letterbox drop to approximately 263 households and businesses in North Sydney on 16 June 2021. The fact sheet was also emailed to key stakeholders outlined in Section 3.

The fact sheet is in Appendix A and the fact sheet distribution area is in Appendix B.

2.2.2. Door knock

On 16 June 2021, representatives from Urbis door knocked 10 near neighbours to introduce the project, provide a copy of the fact sheet, answer any questions, and collect feedback.

During the doorknock Urbis representatives spoke with five neighbours. Neighbour who were not at home were provided a 'Sorry we missed you' notice and flyer which includes contact details for more information.

Two neighbours had no questions and three neighbours expressed concerns about construction noise and dust, solar access, traffic and parking and impact on local character.

A follow up letter was sent to neighbours who expressed concerns offering a further meeting. Two further meetings were held, outlined below.

The door knock catchment is in Appendix C.

2.2.3. Engagement email and phone line

The fact sheet provided a dedicated phone number and email address managed by Urbis to enable people to provide feedback on the project.

Two enquiries were received at the time of writing this report.

2.2.4. Project emails and stakeholder meetings

Legacy Property corresponded through emails and meetings with Councillors, nearby businesses and local government representatives. The stakeholders and activities are outlined in Section 3.

2.2.5. Near neighbour meetings

Legacy Property held two meetings with near neighbours, on request. In these meetings, facilitated by Urbis Engagement, members of the Legacy Team explained the proposal, discussed the specific impacts and mitigations (e.g. traffic, overshadowing) in relation to these properties, and responded to questions regarding the planning pathway and next steps.

On 8 July 2021, Urbis Engagement and Legacy hosted a meeting with the owner of 6A and B McLaren Street. The meeting was also attended by an interpreter. The resident raised concerns about solar access, property values and the management of construction dust and noise.

On 26 July 2021, Urbis Engagement and Legacy hosted a meeting with four near neighbours with properties on Church Street. The meeting was delivered remotely due to COVID restrictions.

Urbis Engagement received follow up communication from the residents providing photographs to demonstrate current solar access. This information was forwarded the communication to Legacy for noting.

3. STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that may be impacted (positively or negatively) by a project. The following table outlines the key stakeholders who were consulted, any issues raised and the project response.

Table 1 Stakeholders

Stakeholder	Engagement interface (lead)	Level of engagement (IAP2)	Engagement activities
North Sydney Council Mayor Jilly Gibson Deputy Mayor Stephen Barbour Cr Samuel Gunning Cr Jessica Keen Cr Ian Mutton Cr Dr Alanya Drummond	Urbis Engagement	Inform	<p>An email was sent to Mayor and Ward Councillors on 16 June 2021, providing a copy of the fact sheet and advising Councillors of the planned engagement activities.</p> <p>Legacy Property sent letters to Mayor and Councillors on 17 June 2021, outlining the proposal and offering a briefing.</p> <p>At the time of drafting, no response to these emails has been received.</p>
Stanton Precinct Committee	Urbis Engagement	Consult	<p>An email was sent to the Stanton Precinct Committee meeting to seek a briefing on 18 May 2021, a follow up email was sent on 16 June 2021, providing a copy of the fact sheet.</p> <p>The July Precinct Committee meeting was cancelled due to COVID-19 restrictions.</p> <p>Another follow up email was sent on 21 July 2021.</p> <p>No response has been received at the time of writing this report.</p>
Adjacent Precinct Committees Hayberry Precinct Committee Edward Precinct Committee	Urbis Engagement	Inform	<p>An email was sent to adjacent precinct Committees on 16 June 2021, providing a copy of the fact sheet and contact details for further information.</p> <p>No response has been received at the time of writing this report.</p>
North Shore Historical Society	Urbis Engagement	Inform	<p>An email was sent on 16 June 2021, providing a copy of the fact sheet, contact details for further information</p>

Stakeholder	Engagement interface (lead)	Level of engagement (IAP2)	Engagement activities
			<p>and briefing offer. A follow up email was sent on 24 June.</p> <p>No response has been received at the time of writing this report.</p>
North Sydney Chamber of commerce	Urbis Engagement	Consult	<p>An email was sent on 16 June 2021, providing a copy of the fact sheet, contact details for further information and briefing offer. A follow up email was sent on 24 June.</p> <p>No response has been received at the time of writing this report.</p>
North Sydney Demonstration School - Principal	Urbis Engagement	Inform	<p>An Urbis representative spoke with School administration office by phone 21 June 2021. An email with a copy of the fact sheet and offer to brief the Principal was sent to the school on 21 June 2021.</p> <p>No response has been received at the time of writing this report.</p>
Near neighbours including: 2 - 8 McLaren St, North Sydney 2 - 12 Church St, North Sydney	Urbis Engagement	Consult	<p>On 16 June 2021, representatives from Urbis door knocked near neighbours to introduce the project, provide a copy of the fact sheet, answer any questions, and collect feedback.</p> <p>Urbis representatives spoke with five neighbours. Two neighbours had no questions and three neighbours expressed concerns about construction noise and dust, solar access, traffic and parking and impact on local character.</p>
North Sydney Anglican Church North Sydney General Practice Dress for a Night North Sydney Police Station Meetings and Events Australia	Urbis Engagement	Inform	<p>A fact sheet distributed by letterbox drop and email on 16 June 2021.</p>

4. ENGAGEMENT FEEDBACK

Feedback generated from the engagement activities is detailed below with corresponding responses.

Table 2 Summary of key issues

Feedback	Response
Concerns were expressed about the development impact on the local character of North Sydney.	<p>Council's Civic Planning Precinct Study (2020) provides guidelines and detailed development controls applying to certain land within North Sydney LGA including a building envelope plan for this site.</p> <p>The proposal transforms currently outdated buildings with a timeless architectural design, including the use of contemporary brickwork inspired by the local character.</p> <p>The proposal includes the restoration of the heritage listed Cloisters Antiques store, preserving and enhancing the character of North Sydney.</p>
Near neighbours expressed concerns about potential overshadowing on residential properties and solar access.	<p>The proposed redevelopment has reduced overshadowing to the Church Lane properties compared to the building envelope provided in Council's precinct study.</p> <p>Any shadow largely falls on the Pacific Highway and the commercial development at 1 McLaren Street between 11am – 1pm.</p> <p>From 1pm onwards, the shadow moves quickly across the McLaren Street properties.</p> <p>From 2pm, the shadow falls on the rear of the Church Street residential properties, however this already occurs with the current buildings on the site.</p> <p>The houses at 2 Church Street and 8A-10A Church Street have west facing courtyards, the solar analysis indicates that a minimum of 2 hours of solar access is received in mid-winter, this is compliant with legislation.</p> <p>Legacy agreed to consult with the near neighbours through the next design stage, and to provide residents with a building envelope diagram from the perspective of the rear of the Church Street properties.</p>
Concerns were expressed about the increase in traffic movement to access the carpark via Church Lane.	<p>Two levels of parking will be provided with approximately 39 spaces for residents and commercial tenants, bicycle and motorbike parking.</p> <p>A Traffic Impact Assessment has been prepared and informed the proposal. This has found the proposal will generate a total increase of no more than 11 car trips during the busiest hour of</p>

Feedback	Response
	<p>the day, and the surrounding traffic networks will adequately support this number of trips.</p> <p>Legacy Property also undertook to investigate potential traffic calming measures on Church Lane.</p>

5. FUTURE ENGAGEMENT

Legacy Property welcomes feedback on the proposal and will continue to keep stakeholders and the community informed at key project milestones.

DISCLAIMER

This report is dated 27 August 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of LEGACY PROPERTY (**Instructing Party**) for the purpose of Engagement outcomes (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

FACT SHEET

A considered & timeless design

253-267 Pacific Highway, North Sydney Planning Proposal



View from Pacific Highway facing West Street

COMMUNITY UPDATE JUNE 2021

Legacy Property is leading the redevelopment of 253-267 Pacific Highway to create an active and vibrant residential, retail and commercial offering near the heart of North Sydney.

The proposal brings to life the community and Council's aspirations outlined in the North Sydney Civic Precinct Planning Study (2020), with vibrant streets, homes and jobs close to the new Victoria Cross Metro station, whilst protecting North Sydney's heritage and local character.

We understand this is a busy part of North Sydney – surrounded by homes, businesses, schools and Churches. We are focused on creating a place which benefits the whole community.

Throughout the planning and design process we have carefully considered how the design can minimise impacts on neighbours and positively contribute to the community. We have:

- Collaborated with North Sydney Council on the shape and height, reducing the height from 19 storeys to 8-10 storeys, consistent with Council's Civic Precinct Planning Study, a study informed by community consultation
- Set back the building from the street reducing overshadowing on neighbours
- Widened Church Lane, to make it easier for residents to access their garages and backyards
- Stepped the height down towards the heritage precinct, to be in keeping with surrounding buildings
- Transform outdated buildings with a timeless architectural design, to enhance the neighbouring heritage building.

Snapshot



39 modern, quality apartments



Cafes, restaurants and shops



Pedestrian and cyclist friendly streets



Widening of Church Lane



Restoration of the heritage listed Cloisters Antiques store





Traffic & Transport

The site is well-located on Pacific Highway, a major arterial road, and close to public transport. A wide range of public transport options are available including the future Victoria Cross Metro station, North Sydney train station, and frequent bus services on the Pacific Highway. Two levels of parking will be provided with approximately 30 spaces for residents and commercial tenants, bicycle and motorbike parking.

A Traffic Impact Assessment has been prepared and informed the proposal. This has found the proposal will generate a total increase of no more than 11 car trips during the busiest hour of the day, and the surrounding traffic networks will adequately support this number of trips.

A management plan will be developed and implemented as part of the development process to minimise impacts on local residents.

The proposal weaves contemporary design with the leafy, character filled North Sydney – preserving and celebrating the heritage of the area.

— DESIGNED BY PTW ARCHITECTS

Planning Pathway

We have submitted a Planning Proposal and continue to engage with Council. We are early in the process, however we wanted to provide near neighbours and the community an update before public exhibition.

✓ **We are here:** Keeping neighbours informed. The Planning Proposal was submitted to North Sydney Council for consideration.

○ **Mid-late 2021:** North Sydney Council will review the proposal and make a recommendation. If Council supports the Planning Proposal, it will be issued to Minister for Planning and Public Spaces for a Gateway Determination.

Following Gateway Determination, Council will make the proposal available to view for comment during a public exhibition period.

Dates are subject to the rezoning process, led by North Sydney Council and the NSW Department of Planning, Industry and Environment.

Legacy Property has commissioned Urbis Engagement to collect your feedback and provide further information about the proposal.

Following endorsement of the Planning Proposal and gateway determination the community will be further consulted during a public exhibition period, to be managed by Council.

You can reach the team on:

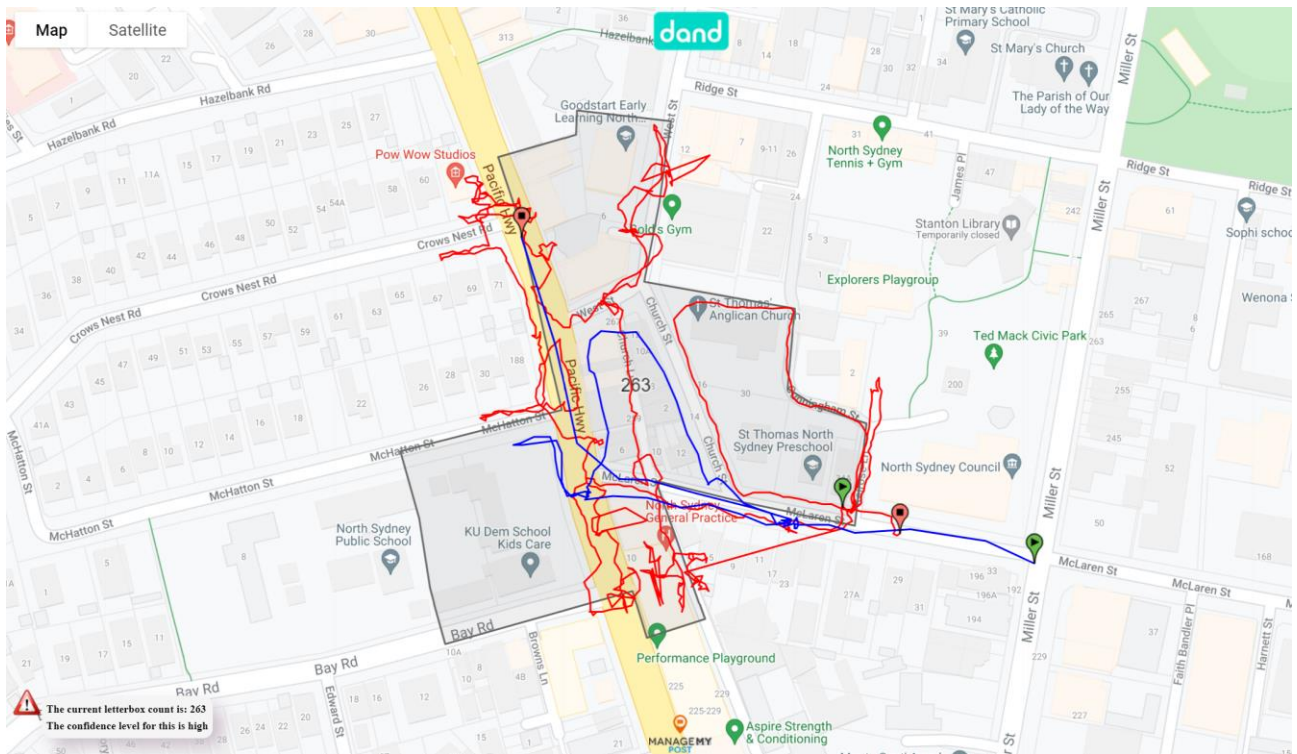
✉ engagement@urbis.com.au

☎ 1800 244 863



APPENDIX B

LETTERBOX DROP DISTRIBUTION MAP



APPENDIX C

DOOR KNOCK MAP

