

Mr John Hancox
Chairman
Wollstonecraft Precinct
4/56 Shirley Road
WOLLSTONECRAFT NSW 2065

Via email: johnhancox@me.com

9 March 2023

Subject: Planning Proposal for 270-272 Pacific Highway, Crows Nest (PP-2021-6564)

Dear Mr Hancox

Thank you for correspondence on behalf of Wollstonecraft Precinct to the Hon. Anthony Roberts MP, Minister for Planning and Minister for Homes, regarding the planning proposal for 270-272 Pacific Highway, Crows Nest (the site) and the St Leonards Crows Nest 2036 Plan (2036 Plan). As the NSW Government is now in its caretaker period prior to the 2023 State Election, I have been asked to respond to you on behalf of the Minister.

I acknowledge your concerns regarding the finalisation of the planning proposal to amend the height and floor space ratio controls in the *North Sydney Local Environmental Plan 2013*. I also note your comments regarding potential impacts on the residents of Sinclair Street, particularly in relation to overshadowing, traffic and property values.

It is important to note that the 13-storey height proposed for the site is consistent with the St Leonards Crows Nest Plan 2036 (2036 Plan). Notwithstanding, the Department of Planning and Environment (the Department) will consider the issues you have raised in finalising the planning proposal.

It should also be noted that any future development application (DA) for the site will require community consultation. I strongly encourage you and any other members of Wollstonecraft Precinct to make a submission, including about overshadowing and amenity impacts, to ensure your concerns can be further considered should a DA be submitted.

As you may already be aware, the 2036 Plan is a State-led strategic land use and infrastructure document to guide future development and support the community. With the completion of the Crows Nest Metro, the 2036 Plan will guide growth in a health and education precinct that will provide additional dwellings for key workers as well as providing connections to other strategic employment centres. In response to community feedback for the draft 2036 Plan exhibited in 2018, numerous changes have been implemented including more stringent height limits than for existing approved buildings.

The Department worked closely with the community to ensure feedback was reflected in the final 2036 Plan. This includes reducing the proposed maximum number of new homes, increasing public open space, increasing employment floorspace to attract more investment and jobs, and upgrading roads, cycling and pedestrian tracks.

It may also interest you to know that Council recently released draft changes to the North Sydney Development Control Plan (DCP) including reducing car parking spaces in new developments near accessible high-frequency transport hubs such as Crows Nest and St Leonards. Further information

regarding proposed changes to the DCP is available on Council's website at <https://yoursay.northsydney.nsw.gov.au/nsdcp-high-density-parking>.

Regarding your comments about a Voluntary Planning Agreement (VPA) for this proposal, I am advised that Council is currently negotiating terms with the proponent. It should be noted that a VPA will be in addition to any section 7.11 or 7.12 contributions payable through a Council-prepared contributions plan. Finalising the VPA is a matter for Council and as such, the Department is unable to intervene. Council is best placed to address any concerns you may have regarding a VPA. Council can be contacted on 9936 8100 or via email at council@northsydney.nsw.gov.au.

Furthermore, residential development in the 2036 Plan area is also subject to a Special Infrastructure Contribution (SIC). The SIC is a charge paid by developers to provide a contribution towards the delivery of key infrastructure such as open space, roads and education. Further information regarding the SIC is available on the Department's website at www.planning.nsw.gov.au/Plans-for-your-area/Infrastructure-funding/Special-Infrastructure-Contributions/St-Leonards-and-Crows-Nest-SIC.

Finally, please be assured that the Department is aware of its responsibilities under the NSW Government's caretaker conventions.

Should you have any questions, you are welcome to contact Mr Brendan Metcalfe, Director, North District, at the Department on 9860 1442.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alison McLaren".

Alison McLaren
Executive Director
Metro Central and North