



LEGACYPROPERTY

17 June, 2021

Cr Ian Mutton
c/- North Sydney Council,
PO Box 12, North Sydney, NSW 2059

Via email cr.ian.mutton@northsydney.nsw.gov.au

Dear Cr Mutton

Legacy Property have submitted a planning proposal on the site at 253-267 Pacific Highway, North Sydney. The site was the subject of the recently endorsed Civic Precinct and Surrounds Planning Study (CSPS). We are in the process of engaging with local residents, businesses and precinct committees about the proposal to gain feedback. We would welcome the opportunity to brief you as well.

You may be aware that the site was initially contemplated to be a 10-12 storey development under the draft CSPS and despite minimal community concerns, Council decided to reduce the height to 8 -10 storeys. While we were disappointed with this outcome, we have worked with the approved CSPS and the planning proposal we have submitted is consistent with the CSPS objectives with the following benefits:

- Reduced heights consistent with the CSPS at 8 to 10 storeys.
- Preserves and restores the heritage listed Cloisters Antique Store, creating a landmark item for decades to come.
- Doubles the width of Church Lane (at its narrowest point), improving access for residents.
- Creates additional separation from rear of the new building and the existing properties on church lane.
- Designed to stepdown for the heritage precinct, minimising the impact on neighbours and overshadowing.
- Transforms the existing buildings with a timeless architectural design featuring contemporary use of brickwork facing the Pacific Highway and West St.
- Offers opportunities for retail, service and commercial business near the new Metro station, creating more jobs and more opportunity for people to live near where they work.
- It provides 39 new homes, cafes, restaurants, retail stores and pedestrian friendly streetscape that will transform the area into new active and vibrant village hub.

As mentioned, we are happy to provide you with a personal briefing on the planning proposal. We will contact you within the next week to arrange a time at your convenience. Legacy looks forward to developing a project that will deliver benefits to local residents, businesses and meets the aspirations of North Sydney Council. In the meantime, should you wish to discuss any aspect of the proposal please call me on 0413 730 872 or email me at tturpin@legacyproperty.com.au.

Yours sincerely

Tim Turpin
Head of Development
Legacy Property