

07 March 2024

Department of Planning, Housing and Infrastructure
Sent via the NSW Planning Portal

Dear Sir/ Madam

Rezoning Review – 345 Pacific Highway, Lindfield

Gyde Consulting acts on behalf of Bellpen Pty Ltd, the landowner, and Augusta Advisers, the applicant for the Planning Proposal (PP) lodged with Ku-ring-gai Council (Council) for this site.

This is the cover letter accompanying the Rezoning Review request lodged in the NSW Planning Portal.

The application was formally lodged on 27 October 2023, therefore exceeding the 90 calendar days from lodgement for a standard PP.

In line with the *Local Environmental Plan Making Guideline* (the Guideline), this application contains the following information:

Original application

- Planning Proposal Application Form
- Planning Proposal Report
- Political Donations and Gifts Disclosure Statements from the applicant and landowner
- Owners Consent
- VPA Letter of Offer
- Concept Landscape Plan
- Contamination Report
- Heritage Impact Statement
- Traffic Impact Assessment

The original Urban Design Report lodged has now been superseded and will not be submitted.

A 3D massing model was also lodged with the original application; however, it is not a format which can be submitted via the NSW Planning Portal. If required, please provide an email address for it to be forwarded to.

Correspondence from Council

- Letter from Council dated 2 February 2024
- RFI Response prepared by Gyde Consulting dated 1 March 2024
- Updated Urban Design Report

We note that the RFI response merely addresses the comments raised by Council and did not amend the substance of the planning proposal i.e. the proposed height of buildings and floor space ratio development standards remain as per those submitted with the original application.

Advice from government agencies

Advice from Transport for New South Wales (TFNSW) was received prior to lodgement of the PP and is provided with this application.

In terms of correspondence from other agencies since lodgement, we are not in receipt of any formal written advice from any public authorities and government agencies.

Justification of the strategic and site-specific merit

The submitted Planning Proposal Report highlights in detail the strategic and site-specific merit of the proposal. A summary of this is provided below:

Strategic Merit

The PP demonstrates strategic merit by aligning with several key strategies applicable to the site and surrounding local area. The proposal enables greater contribution to the housing supply of Ku-ring-gai LGA, retention of employment land and delivery of community spaces and publicly accessible open space. In relation to consistency with strategic documents:

- **Greater Sydney Regional Plan (GSRP)** – the proposal is consistent with the applicable elements of the GSRP. This includes through the site's proximity to 'city-shaping infrastructure' such as the T1 North-West Rail Link and Lindfield train station. The proposal will contribute to the vision for liveability and productivity in the region and a 30-minute city.
- **North District Plan (District Plan)** – the proposal is consistent with the planning priorities outlined in the District Plan. Lindfield is identified as a local centre in the District Plan, which acts as the focal point of neighbourhoods. The proposal will reinforce the role of Lindfield as a local centre through the renewal of the site. The PP is entirely consistent in this regard.
- **Local Strategic Planning Statement (LSPS)** – the LSPS identifies that Lindfield local centre is set for revitalisation. The proposal directly responds to this statement, as it seeks to renew a site that was identified as a "key landmark site" in the Lindfield local centre structure plan. This development may potentially act as a catalyst for the broader revitalisation within the western side of the Lindfield local centre. The proposal is also consistent with numerous other priorities within the LSPS, including in relation to local character and high-quality design and promoting the 30-minute city.
- **Local Housing Study (LHS)** – the proposed concept incorporates opportunities for diverse housing as well as increased housing supply and delivery. The redevelopment of the land for shop top housing, which will be provided alongside commercial, retail and publicly accessible open space will enable provision of housing to assist Ku-ring-gai LGA in meeting its housing targets to 2036. The site aligns with the typology of ideal housing locations identified in Objective 1 of the LHS, particularly given its proximity to Lindfield train station.

The LHS was approved by the (then) Department of Planning, Industry and Environment on 16 July 2021 subject to twelve conditions.

The key condition of note for this site was Condition No.2 which is as follows:

*Consistent with Priority K3 of the Ku-Ring-Gai Local Strategic Planning Statement (LSPS), Council is to commence a masterplan, or accommodate proponent-led planning proposal(s) with good planning outcomes, for Gordon, Lindfield and/or Turramurra local centres. Planning proposal(s) for these centres are to be submitted to the Department for Gateway determination by December 2022. **Where this work is not pursued by Council the Department welcomes good place-based approaches by landowner/developers.** (our emphasis)*

This approach is consistent with the priorities and actions of Council's LSPS. These planning proposals are considered necessary to support the supply and delivery of housing over the medium term and present opportunities for new housing typologies (including affordable housing) suited to the future and changing needs of the community.

This PP is consistent with Condition No. 2 as it is a proponent led PP which itself presents a "good place based" outcome as demonstrated in this report and the accompanying Urban Design Report. We

also note the necessity of these planning proposals as outlined in the condition to support the supply and delivery of housing in the area, and that this PP also includes a portion of affordable housing.

Site Specific Merit

The PP demonstrates site-specific merit, with the unique elements and location of the site informing the development of the proposal. In relation to the suitability of the site for the proposal:

- The site is extremely well located within an existing town centre, adjacent to Lindfield Railway Station, multiple bus services and the arterial road system. There is sufficient infrastructure available to accommodate the proposed development.
- The site is identified as a “key landmark site” in Council’s endorsed LSPS.
- The site is not subject to significant environmental constraints or hazards, such as bushfire or flooding. This means the location of the site is not placing new homes or workplaces in high-risk, hazard-affected areas.
- The proposal has carefully considered neighbouring land uses, including the surrounding commercial and residential uses. The site is an ‘island’ site, the development of which will not detrimentally impact the local area, given the proposed uses already largely occur in the local area. No adverse shadowing impacts to the surrounding locality to the south of the site will occur, and privacy impacts have been managed through the proposed built form.

This PP demonstrates strategic and site-specific merit and addresses all relevant considerations under the *Local Environmental Plan Making Guidelines* (Aug 2023). The proposed concept is consistent with State, Regional and Local planning policies and the relevant Section 9.1 Ministerial Directions.

If approved, the PP will enable the delivery of additional housing in a central location close to services and transport.

Disclosure of Reportable Political donations

There are no reportable political donations as per the submitted political donations forms.

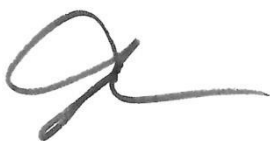
Rezoning Review Fee

The fee will be paid upon the issuing of the invoice to complete the payment.

We consider that we have met the requirements for the lodgement of the Rezoning Review.

If there are any questions, please contact Belinda Barrie (Senior Associate) on (02) 9071 1883 or by email: belindab@gyde.com.au. Otherwise, we look forward to acceptance and processing of this Rezoning Review application.

Yours sincerely



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