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ABN 32 353 260 317

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

NM (CIS)

4 January 2019

Dear Ms McNally,

### **NSW GOVERNMENT REZONING PROPOSAL FOR CROWS NEST METRO SITE**

Please be advised that on 10 December 2018, North Sydney Council considered a report on the proposed rezoning of the Crows Nest Metro Site. At this meeting, Council resolved to make a submission to the rezoning proposal for the Crows Nest Metro site and for the discussion and assessment contained in the report to Council, to form the basis of Council's submission.

Accompanying this submission is a copy of the report considered by Council along with an extract of the Minutes of Council.

Notwithstanding the extension to the exhibition period, Council and the community have not had sufficient opportunity to respond to the strategic plans for the area (St Leonards and Crows Nest 2036), and for those plans to be finalised with the benefit of stakeholder input, prior to the rezoning proposal and State Significant Development (SSD) Application proceeding. The concurrent release of the strategic plan, Metro rezoning proposal and Metro SSD Application, whilst technically permissible, does not reflect best planning practice that all government levels should seek to achieve.

The detailed report to Council identifies several issues that provide the basis of Council's submission to the Department, these include:

- The proposed zoning and minimum non-residential FSR controls do not deliver sufficient jobs consistent with role of St Leonards as a Strategic Centre. This is further reinforced by the capacity for the future development of the site to technically comply with proposed FSR controls whilst potentially delivering low yielding employment uses (such as show rooms and serviced apartments);
- The proposed height controls will overshadow Ernest Place and Willoughby Road which are both highly valued places in the local and wider community;
- The proposed Built form controls do not fit the character and community aspirations for Crows Nest particularly the overwhelming desire by the local community to retain the 'village' feel of Crows Nest;
- Further detail is needed on the design excellence clause;
- The provision of above ground parking is not supported for design and transport planning reasons;

- The proposed exemption to state and local infrastructure contributions (totalling over \$12.5m in forgone infrastructure funding) is not supported; and
- The provision of community facilities in the Metro development site should be further negotiated with Council.

Your careful consideration of the above key issues and recommendations as further detailed in the accompanying report is respectfully requested.

Any enquiries should be directed to Emma Booth or the undersigned on **9936-8100**.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marcelo Occhiuzzi', written in a cursive style.

**MARCELO OCCHIUZZI**  
**MANAGER STRATEGIC PLANNING**