

8 February 2019

Director, Sydney Central Urban Renewal
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Director,

Submission on the Draft Planning Package (draft 2036 Plan)

Tract Consultants Pty Ltd acts for the ALE Property Group, the owners of the Crows Nest Hotel located at 1 Willoughby Road, Crows Nest NSW 2065.

On behalf of our client, we are pleased to provide this submission on the Draft Planning Package and more specifically, the draft 2036 Plan (NSW Department of Planning and Environment). We respectfully seek refinement of the 2036 Plan before its finalisation to:

- Provide consistent built form considerations to the Crows Nest Hotel (6 storeys) commensurate with surrounding development opportunities; and,
- Reduce overshadowing of the site consistent with North Sydney Council's policy position.

Review of the draft 2036 Plan for Crows Nest Precinct

The Five-Ways intersection is highlighted as having key strategic and local importance within the draft 2036 Plan with many buildings and urban street corners adjacent to the site being identified as suitable for future 6-storey development.

While the site is comprised of a heritage building, there are many sensitively developed heritage sites throughout Sydney with modern upper floor developments. The draft plan does not consider the potential for a future – sensitively designed upper floor development of the site but rather, it sterilises the site from the opportunities appropriate to the sites location.

Our client strongly submits that it should be provided with the same potential development opportunities in the area (6 storeys) noting that merit and heritage considerations will be matters for future Planning Proposal's and/or future Development Applications.

Solar Impacts and Overshadowing

The Government Architect NSW advice states as a premise that there should be no additional overshadowing along Willoughby Road and Conservation Areas, between 11am-2pm and 9am-3pm in the winter solstice of June 21.

This appears to be inconsistent with North Sydney Council's: *Crows Nest Place-making and Principle Study (2016)* which recommended that no additional overshadowing should occur before 4pm on Willoughby Road all year round.

Our client supports the Council's position and recommends that the plan be amended to preserve the street character and solar access to the heritage building.

To discuss these matters in more detail, please contact me on 02 9954 3733.

Kind regards,



Justin Slater
Director
Tract Consultants Pty Ltd

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