

REDACTED
CONFIDENTIALITY
REQUESTED

8th February 2019

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

Dear Sir/Ma'am

Re: St Leonards / Crows Nest 2036 Draft Strategy - 20 Clarke Street, Crows Nest NSW 2065

Our company REDACTED CONFIDENTIALITY REQUESTED owns (outright/partnership) 7 out of 16 strata lots (that is 43.75% by number of lots) at 20 Clarke Street, Crows Nest.

When the 2036 Draft Strategy was released we were astounded at the low height and FSR controls proposed for our site but also in general across the Crows Nest market.

1. Proposed uplift fails to deliver mandated employment/dwelling targets

We have reviewed numerous sites across Crows Nest/St Leonards and now find that in some instances the development value (under the draft plan) has actually diminished when compared to the existing development value due to the proposed controls. In addition, in a lot of cases, including 20 Clarke Street, the highest and best use is the existing, run down C grade building that is there and not the development value – so there is no incentive to redevelop.

As a result, the state government employment and residential targets will never be achieved under the draft plan as sites just won't be built.

2. Inconsistency across the plan

Our understanding of the state governments plan is to increase densities around station nodes as a means to better managing population growth and movement around the city. Why then would you give the two most strategic sites (namely 14 Clarke Street owned by Metro and 20 Clarke Street) which are located right at the station a height of only 8 stories and FSR of 4:1 and 3.5:1 respectively?

Other sites which are further away from the station along Pacific Highway have heights of 18 stories and FSR 8:1 proposed for their sites so we see this as a huge discrepancy.

3. Consideration of Hume Park

We understand the rationale behind the draft strategy may be to limit the height of those buildings opposite Hume Park, however, the properties located at 14 and 20 Clarke Street are to the South of the Park, and lie wholly within the shadow of the proposed 27 storey Integrated Station Development which is located adjacent to the North West.

A more reasonable approach, and to facilitate greater density at the Metro Station Node, would be to allow a height limit that wholly sits within the shadow created by the proposed 27 storey 'Metro Tower' behind the subject site. This would create no additional overshadowing of Hume Park.

4. Recommendation

We propose a height between 18 and 27 stories and FSR between 8:1 and 12:1 for the 14 and 20 Clarke Street sites. This would give a more consistent approach and also help achieve the dwelling targets required.

Thank you for considering our submission. We would appreciate you keeping us informed and providing feedback on this submission in due course. I can be best contacted on either REDACTEDCONFIDENTIALITYREQUESTED

Yours sincerely