

Dear Community Member

Happy New Year!

It seems that the holiday period this year is destined to be as busy as it was in 2017-2018.

We have a few important deadlines ahead of us on the St Leonards and Crows Nest front that you should know about.

1 Re-zoning of the Sydney Metro Crows Nest site to facilitate approval of the Over Station Development

The Department of Planning has extended the submission deadlines for comment on both the proposed re-zoning of the Crows Nest Metro site (formerly 3 December 2018) and the Concept State Significant Development Application for the site (formerly 13 December 2018). Submissions on both proposals are to be with the Department **no later than 6 January 2019**.

1.1 Proposed re-zoning of the Crows Nest Metro site

The Sydney Metro Authority proposes to develop the land above the Crows Nest Metro Station with the construction of two 27 storey residential buildings, a 17 storey hotel/commercial complex and an 8 storey commercial office building. The current North Sydney Local Environmental Plan 2013 will not permit developments of the proposed heights.

The Department of Planning has exhibited proposed amendments to the North Sydney Local Environmental Plan to permit development of the heights proposed by Sydney Metro, to mandate a minimum proportion of non-residential floor space and to implement a Design Excellence provision. It requires submissions to be made on this portion of the overall plan for St Leonards and Crows Nest ahead of submissions on the balance of the plan (due 8 February 2019).

The GCA feels that the planning for the St Leonards and Crows Nest area is best addressed in its entirety, rather than separating off the Metro site, but the Department of Planning has persisted with separate deadlines.

The GCA, as did many residents, lodged objections to the re-zoning proposal by the original deadline of 3 December 2018. Word versions of the GCA submission and that of a community member are attached.

The main concerns of the GCA are as follows:-

- the proposal includes too much residential accommodation relative to the amount of proposed commercial office space, especially given the large numbers of apartments under construction/approved or planned in the area

- the focus on residential accommodation is at odds with the NSW government focus on employment growth in the area
- the height and bulk of the proposed development is out of keeping with the village character of Crows Nest/ Willoughby Road
- the height and bulk of the proposed development will result in significant overshadowing of properties on the western side of Pacific Highway and along Willoughby Road.

Given that the Metro re-zoning is being considered outside the context of the overall St Leonards and Crows Nest 2036 plan, it is important to give feedback to the Department of Planning now. If you have not already done so, we urge community members to take advantage of the extended deadline of **6 January 2019** and make a submission (with a copy to southwood@bigpond.com if you are happy to share your submission with the GCA).

You will find information on the re-zoning proposal on <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/St-Leonards-and-Crows-Nest/Key-actions-and-documents> and details of how to lodge submissions on <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/St-Leonards-and-Crows-Nest/Community-feedback> .

1.2 **Concept State Significant Development Application for the Sydney Metro Crows Nest site**

If the Department of Planning agrees to re-zone the Metro site, it is the intention of Sydney Metro to offer the site above the station for development along the lines outlined in the re-zoning proposal. In what we think is a case of “jumping the gun” the Department of Planning has placed on exhibition a Concept State Significant Development Application with the same deadline for comment as the re-zoning proposal – **6 January 2019**. This application is based on the assumption that the re-zoning will go ahead.

This Concept application will form the basis of a detailed application if a developer is appointed to deliver the proposed buildings.

It is therefore important to give feedback to the Department of Planning on the Concept State Significant Development Application specifically, in addition to feedback on the re-zoning proposal.

Attached are copies of the GCA submission and a report to North Sydney Council of 10 December 2018 with a good summary of key issues (pp 25-26).

You will find information on the Concept State Development Application and on the submission process on http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9579

In summary

Metro re-zoning submission deadline

6 January 2019

Metro Concept SSD submission deadline

6 January 2019

2 Draft St Leonards and Crows Nest 2036 plan (including St Leonards South and excluding the Crows Nest Metro)

Details of the Department of Planning's draft plan for St Leonards and Crows Nest can be found on <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/St-Leonards-and-Crows-Nest/Key-actions-and-documents>

The Department of Planning held several drop in sessions in Crows Nest and Lane Cove on the draft 2036 plan for the St Leonards and Crows Nest area.

In addition, Council held a facilitated workshop attended by many Greenwich residents on 12/12/2018. The GCA has asked Council to provide it with a copy of the report to Council on the findings/outcomes of the workshop, as they will assist in informing the GCA submission on the draft 2036 Plan for the new submission deadline of **8 February 2019**. Council has advised that the report could be some time so it appears that the GCA may need to develop its submission without it.

GCA committee members will be a regular feature at the local shops in the weeks leading up to the deadline. We will have with us copies of plans and supporting documents with a view to providing resources to community members to make their own submissions in addition to ensuring that the GCA's submission reflects community views on the Department's plans for the area.

In summary

Draft St Leonards and Crows Nest 2306 Plan submission deadline

8 February 2019

3 Independent Panel Review into St Leonards South Master Plan

The 2036 Plan has recommended that the Minister for Planning convene an independent panel for review of the St Leonards South Master Plan with a view to providing advice to the Minister for Planning as to the consistency of the St Leonards South Plan with the draft 2036 Plan and the Gateway Determination for the St Leonards South Plan – see relevant extract below. This panel will act in an advisory capacity only.

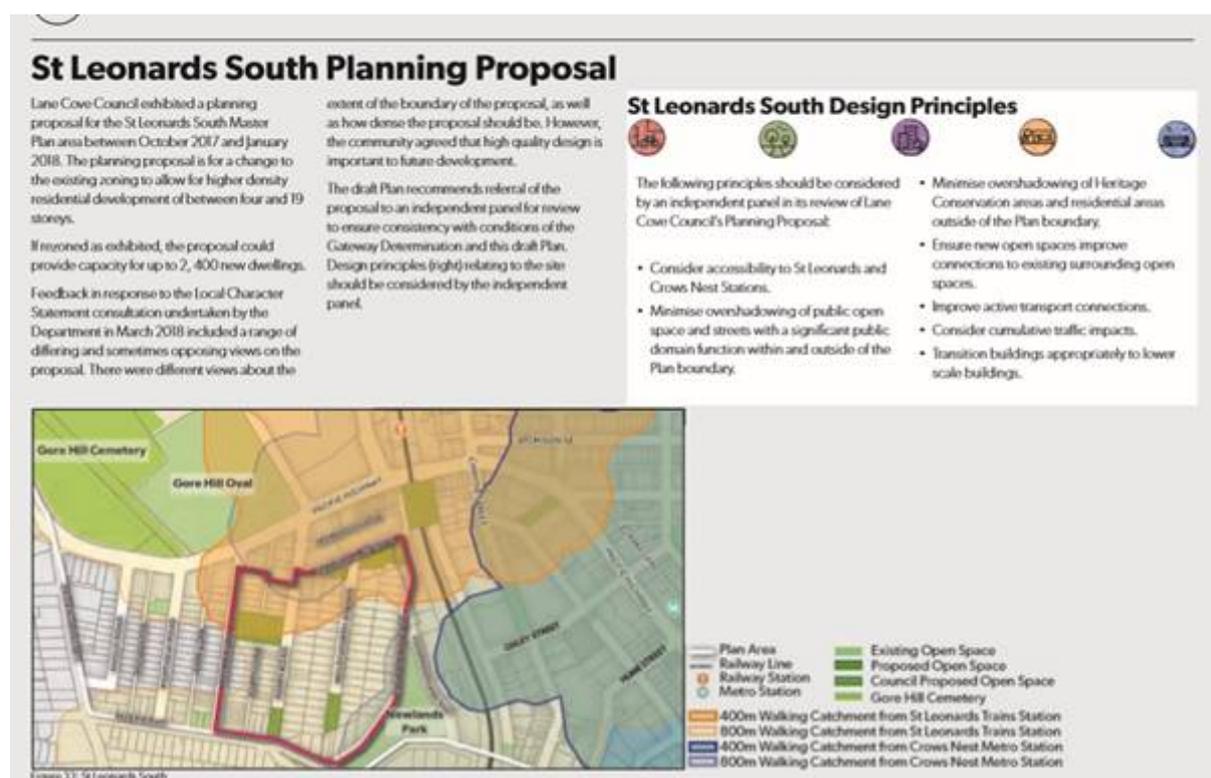
The GCA expressed disappointment that the terms of reference issued by the Minister to the independent panel did not reflect the scope of review foreshadowed

by the draft Plan. The terms, as drafted, would have confined the review to a narrow range of principles.

On 18/12/2018 three members of the GCA committee met with the Minister for Planning, the Hon Anthony Roberts, Mr Brett Whitworth (Acting Deputy Secretary, Planning and Design, Department of Planning and Environment), Malcolm McDonald (A/Executive Director, Housing and Urban Renewal, Department of Planning and Environment) and Eva Klaić (Urban Renewal Manager, Department of Planning and Environment) to outline the GCA concerns.

Mr Whitworth confirmed that the previous terms of reference to the panel will be cancelled and replaced with terms that require the panel to review the St Leonards South Plan against the key benchmarks of the **entire 2036 Plan**, in addition to the specific design principles outlined on p 63 of the Plan.

The Minister confirmed that **the review will not be held until after the deadline for submissions on the draft 2036 Plan - 8 February 2019**. There will undoubtedly be significant amounts of work required to prepare for the panel review but the GCA committee is delighted that there will be some scope left now for community members to enjoy some leisure time in January.



<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/st-leonards-and-crows-nest/st-leonards-and-crows-nest-2036-draft-plan-2018-11-06.aspx> p 63

In summary

Independent Panel Review St Leonards South Master Plan

Not before 8 February 2019

In conclusion, the GCA thanks the community for its support in 2018 and looks forward to working towards some good outcomes for Greenwich in 2019.

Regards

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