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Adrian Miller  
Director, Planned Precinct Infrastructure Delivery  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

RO (CIS)

8 February 2019

Dear Adrian

**RE: SUBMISSION TO THE DEPARTMENT OF PLANNING & ENVIRONMENT (DPE) FOR THE DRAFT ST LEONARDS AND CROWS NEST 2036 PLAN**

Please find attached North Sydney Council's submission regarding the Department of Planning and Environment's (the Department) Draft St Leonards and Crows Nest 2036 Plan (the 2036 Plan) and suite of supporting documents that was released on 15 October 2018.

Council considered a detailed report (attached) regarding the 2036 Plan at its meeting of 29 January 2019 wherein it resolved:

- 1. THAT Council prepare a submission to the Department of Planning and Environment based on the matters and issues raised in this report.*
- 2. THAT the submission includes a request that the Department, Greater Sydney Commission and the three affected councils work together to refine what has been exhibited in the context of matters raised in this report and other issues that may be raised by Lane Cove and Willoughby Councils. This should occur prior to the finalisation of the 2036 Plan and include a strategy to stage the sequential release of residential development opportunities over time.*
- 3. THAT the submission in relation to the Triangle site at Fiveways submit that the proposed Significant Site designation be removed and that the existing planned heights be maintained in order to protect the Conservation Area, school and surrounds from adverse amenity impacts.*
- 4. THAT a copy of this report and submission be provided to Government and Shadow Planning Ministers, Dr Deborah Dearing and the Greater Sydney Commission.*
- 5. THAT a copy of the submission be published on Council's website.*

The draft 2036 Plan relies on Council delivering the ambitious Hume Street Park scheme whilst levying SIC funds to purchase properties to also expand it. Whilst Council is in a position to fund Stage 1 (plaza component) the majority of the works in Stage 2 will not be delivered unless the full cost (approx. \$70million) is funded from the SIC.

This is further exacerbated by Council's reduced capacity to negotiate VPA's as a result of the proposed SIC and represents a major flaw in the deliverability of the plan. Overall, a significant amount of Council's own strategic planning work in St Leonards has been adopted by the 2036 Plan, most notably the approach for much of the built form, employment, landscape proposals as well as support for the proposed arts centre. This is a strong validation of Council's work.

Across the precinct as a whole, and particularly in Crows Nest, however, a key concern is that the 2036 Plan proposes an oversupply of residential development capacity that is not supported by adequate plans for employment, transport, open space, social infrastructure or utilities. The main issues raised in this report are:

- The 2036 Plan attempts to undertake local area planning at a regional scale. This means many issues have been overlooked, inadequately considered or not resolved and will require more work before these proposals can be supported or refined, particularly built form controls;
- Proposed height and density controls around the Metro station would enable buildings that do not provide a meaningful transition to the fine grain scale and village atmosphere of Crows Nest, provide limited employment or public benefits to the area and overshadow Willoughby Road and Ernest Place as previously considered by Council on 10 December 2018;
- Further work is needed to adequately plan for employment growth, as envisaged under the North District Plan, before the 2036 Plan can be finalised;
- Over 60% of funds raised by the new state levy have been allocated to the Willoughby LGA, despite contributing very little new development capacity compared to North Sydney and Lane Cove Councils;
- \$46M is proposed to be spent on a 'Foreshore link' in the Willoughby LGA that is ill defined, vaguely justified and located away from the population growth;
- The proposed new state levy significantly weakens Council's community-endorsed placemaking plans for the area by reducing, or potentially eliminating, Council's ability to negotiate planning agreements with developers to fund the works;
- Sufficient additional funding mechanisms also need to be allocated to support Council's planned Mitchell and Oxley Street linear parks;
- A district library, co-located community youth centre and affordable child care centres are needed to support the population growth. The district library would best be located in the Metro development;
- The co-working space that Council is currently negotiating with the landowners of 100 Christie Street needs to be secured via an exemption from the state levy; and
- Planning proposals that are not in line with the 2036 Plan and do not have Council's support, should not be subject to a Pre-Gateway review process.

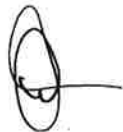
Council was particularly concerned with the inclusion of the "Fiveways" site being identified as a "significant site" without any apparent justification. The context of this site is sensitive in a heritage and built form sense and will either contribute or detract from the village feel of the Crows Nest centre. Council submits that this designation should be removed.

Greater collaboration with local government and the community is needed to refine the 2036 Plan and the state levy to ensure growth is well managed and supported by vital open space, recreation and social infrastructure. Council has resolved that the Department, Greater Sydney Commission and the three affected councils work more closely together to refine what has been exhibited in the context of matters raised in this report and other issues that may be raised by Lane Cove and Willoughby Councils. This should occur prior to the finalisation of the 2036 Plan and should include a staging plan.

I trust that this will result in a final plan that we can all support.

If you wish to discuss this matter further, please contact Joseph Hill, Director of City Strategy, on 9936 8100.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a small flourish.

**JOSEPH HILL**  
**DIRECTOR CITY STRATEGY**

c.c. The Hon. Anthony Roberts, Minister for Planning  
Ms Tania Mihailuk, Shadow Minister for Planning  
Dr Deborah Dearing, Greater Sydney Commission