

23 November 2018

Department of Planning & Environment  
320 Pitt Street  
Sydney NSW 2000

Dear Carina,

RE: Gateway Review Request at 2 Greenwich Road Greenwich

On 25 October 2017 the Sydney North Planning Panel considered a planning proposal for 2 Greenwich Road, Greenwich. The planning proposal was for the inclusion of residential uses among the permissible uses and an increase in height and FSR. The majority of the Panel (three out of four members) recommended that the proposal proceed to Gateway. This recommendation was subject to the condition that the permissible uses, density and height should be consistent with the outcome of the strategic investigation being undertaken by the Department of Environment and Planning for the St Leonards-Crows Nest Precinct.

There were three reasons for the Panel's recommendation. First, the Panel thought that the improvement in public transport accessibility of the Precinct as a result of the new metro station in Crows Nest justified a review of the existing planning controls, which had been determined before the station was announced. Second, the Panel was aware that the Precinct has long suffered from poor coordination of planning decisions because it was administratively divided between North Sydney, Lane Cove and Willoughby Councils. The Panel was therefore pleased to learn of the Department's efforts to undertake a strategic planning exercise, in which all three councils were involved and which looked at the Precinct as a single entity.

The third reason for the recommendation was that the Panel considered that, unless zoning decisions within the Precinct were consistent with the strategic planning work, the effectiveness of this work was seriously weakened.

In October 2018 the Department released the *Draft Plan for St Leonards and Crows Nest 2036*. The Draft Plan suggests no change in the zoning or the development standards that apply to 2 Greenwich Road. It is reasonable to assume that the zonings and densities of the Draft Plan have been tested by traffic studies and also in relation to the future capacity of public transport. For this reason the Panel still considers that the rezoning of a single site, such as suggested for 2 Greenwich Road should be consistent with the Draft Plan. If the Draft Plan suggests no change of zoning, density and height for the site, then the planning proposal should not proceed.

It goes without saying that, should the Final Plan for St Leonards and Crows Nest 2036 change from the Draft Plan in respect of this site, the planning proposal should be consistent with the Final Plan.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Roseth". The signature is written in a cursive style with a large initial "J" and "R".

John Roseth  
Chair (Acting), Sydney North Planning Panel