

## **SSD-66826207 – Fiveways Site including affordable in-fill housing.**

Submission by: Sue Wadley

### **I OBJECT to this proposal to amend the already approved floor space ratio and height of the Site.**

Before I state my objections to this proposal, it is important to make clear that the Crows Nest/Wollstonecraft community is overwhelmingly opposed to this proposal. We are however, exhausted and totally cynical now about the State Government's planning process, after years of 'having our say' only to be completely ignored.

In the development of the 2036 St Leonards and Crows Nest Plan, we were asked to read some 9,000 pages of documents before making our submissions. The Department of Planning (DOP) received almost 700 objections to the plan – particularly to the heights proposed – and not only were we ignored, the heights were increased for nearly every proposed building!

It is outrageous that the Planning Minister is asking us to have our say again, cynically knowing he will ignore us yet again and give the developer whatever they want.

I submit this objection, only because I can not bear the thought of the DOP advising the Minister there were few objections submitted, when in fact there are many!

This site has already been the subject of significant uplift in height and floor space as a result of the government-led 2036 Plan gazetted on 29 August 2020. The applicant has since submitted two planning proposals, the result of which was an amendment to the North Sydney LEP (2013) for mixed-use with a top shop development and maximum FSR of 5.8:1, a minimum non-residential FSR of 2.5:1 and maximum building height of 58.5m. The amendment was dated 6 December 2023.

It should be noted that in 2020, the DOP asked for and received from the Government Architect, advice on the most appropriate development including height for the site. The height recommended was 16 storeys.

Now there is an application for a 22-storey tower having a maximum FSR of 7.54:1 taking excessive advantage of the very generous SEPP bonus provisions for affordable housing. There is no strategic basis for this change given the DOP's own work has set a significantly lower height for this site.

The drive to approve affordable housing is understood but to add more height to this site which has already undergone a rigorous review, is unacceptable.

The 2036 Plan had as a basic principle, to maximise height at the two stations and then transition down to lower heights as developments got closer to lower height residential

and conservation areas. This proposal as presented with a maximum height of 78.65 metres (RL176.00) ignores that strategic planning which supports the 2036 Plan.

The site is just across Falcon Street from the low height heritage listed Crows Nest Hotel, is very close to the Holtermann Conversation area and looks down on the North Sydney Girls High School. It is about the same RL as the OSD on site A which demonstrates its non-compliance with the basic principle. It is inappropriate in this regard alone.

The 2036 Plan addresses affordable housing on page 46 (see below) and recommends targets for affordable housing be established before the rezoning stage and leaves it to Councils to do so via their own Government approved Local Housing regime of strategies and plans.

The Government should mandate some affordable housing within the 2036 Plan for all new high-rise developments and use SSD applications for extra height only outside the 2036 Plan area.

Some significant Impacts of this unwarranted proposal are:

- The additional 20 metres height will increase the surface area of the building by approximately 5,000sqm thereby causing:
  - Extreme overshadowing of properties both inside and outside the Plan area due to height and width
  - Additional wind impacts
  - Additional adverse view impacts from the additional bulk and scale of the tower
  - Additional reflection from the additional surface area of the building
- Increase in traffic will impact on Crows Nest by adding to congestion in Alexander and Burlington Streets. The fact that the existing crossing on Falcon Street won't be an issue to TfNSW is because the traffic lights will, as they do now, favour the bi-directional flow along Falcon Street. Alexander Street, which is already a nightmare at busy times, will become even worse because there will be more traffic wanting to either left turn, right turn or go straight ahead. [Sydney Metro's most recent study](#) shows that traffic on Alexander Street at those lights is a fail or near fail at both AM and PM peak periods.
- No contribution is offered from the applicant or from Government to address the critical shortage of open space in Crows Nest or to provide other amenity. The 2036 Plan made a promise that the State Infrastructure Contribution (SIC) raised from the additional 6,683 dwellings to be approved, would be used to support open space, education and other state infrastructure. The NSW Government has since broken that promise and diverted that money to consolidated revenue for use wherever the Government decides. To burden the Plan area with a further 62 dwellings on this site, 40 of which are exempt from the SIC, exacerbates that very poor planning decision. Crows Nest needs money to:

- fund the Government's own decision to support redevelopment of the Holtermann Street car park which will cost more than double the initial promise
  - fund Stages 2 and 3 of the Hume Street Park
  - support a variety of small open space initiatives throughout the Plan area.
- Every claim that the applicant has made in the proposal about public amenity within the through walkways in the three-level podium is not exclusive to the height of this new proposal. It would be the same for a 16 storeys proposal.
  - If approved, existing sites already approved and others yet to submit planning proposals will most likely follow suit and apply for a similar uplift.

The proposal should be refused in its entirety.

.....Sue Wadley.....

Signed

4 June 2024.....

Date

The 2036 Plan page 46:

### **Housing**

The Local Character Statement identifies a desire to see more affordable housing and a greater variety of housing types in the area.

The Plan provides capacity for up to 6,683 new dwellings in the area.

An analysis of housing stress figures indicates that 10% of renters in the area are experiencing rental stress, so there is an important opportunity to influence affordability by increasing supply and increasing the diversity of products.

The Plan also supports further investigation into the provision of affordable housing in accordance with the initiatives outlined in the Greater Sydney Region Plan in consultation with Councils. The provision of affordable housing is exempt from application of the SIC.

The Greater Sydney Region Plan recommends applying affordable housing targets in defined precincts prior to rezoning. Further investigation to support a target for the area are recommended in this Plan. This will be further investigated under each Councils Local Plan