

EXPLANATORY NOTE

State Environmental Planning Policy Amendment (Crows Nest Metro Station) 2020

The *State Environmental Planning Policy Amendment (Crows Nest Metro Station) 2020* (proposed SEPP) amends the *North Sydney Local Environmental Plan 2013* to include new planning controls for land acquired by Sydney Metro to support the delivery of the integrated station development and the Crows Nest Metro Station.

The Department of Planning, Industry and Environment (the Department) prepared a Rezoning Proposal to leverage the approved Crows Nest Metro Station (due to open in 2024), part of the Sydney Metro City & Southwest – Chatswood to Sydenham line, to deliver the over-station development to provide for approximately 2,160 new jobs and 140 homes in a well serviced and accessible location. A Concept State Significant Development Application has also been prepared by Sydney Metro and will be determined following the introduction of new planning controls for the Crows Nest Sydney Metro Station.

The proposed SEPP will:

- Increase the existing maximum building height controls on parts of the site from 20m to RL 180m, 10m to RL 155m, 20m to RL 127m to facilitate the delivery of the integrated station development and the Crows Nest Metro Station.
- Introduce maximum floor space ratio controls on parts of the site to allow an FSR of 11.5:1 on Site A, 7.5:1 on Site B, and 6:1 on Site C to facilitate the delivery of the integrated station development and the Crows Nest Metro Station.
- Increase the existing minimum non-residential floor space ratio on parts of the site from 1:5:1 to 10:1 and 0.5:1 to 5:1 to deliver new jobs and promote employment uses.
- Insert a new site-specific clause requiring development across the sites to demonstrate design excellence to ensure any future development on the sites demonstrate a high standard of architectural, urban and landscape design.
- Insert a new clause that provides an exception to the height of buildings clause for Site C to allow for rooftop plant and services to exceed the maximum building height control by 5m.

An Explanation of Intended Effect outlining the proposed changes was exhibited for public consultation from 15 October 2018 to 8 February 2019 (16 weeks). 716 written submissions were received and these have been considered in the finalisation of the proposed SEPP.

The proposed SEPP is of State and regional significance as it is consistent with regional strategic planning, including the Greater Sydney Region Plan, North District Plan and Future Transport 2056.

The Parliamentary Counsel has given an Opinion dated 22 July 2020 that the proposed SEPP may legally be made.

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