

Frequently asked questions: St Leonards Telstra Exchange Rezoning and State Significant Development Application

This document answers frequently asked questions about the proposed rezoning of the St Leonards Telstra Exchange Rezoning and State Significant Development Application.

Where is the St Leonards Telstra Exchange site?

The St Leonards Telstra Exchange is located at 524-542 Pacific Highway, St Leonards. It is comprised of 8 lots with a total area of approximately 1,671m².

The eastern portion of the site is currently occupied by the St Leonards Telstra Exchange, housing critical telecommunications infrastructure that services Sydney's North Shore. The western portion of the site is currently occupied by four attached two-storey buildings which contain small-scale mixed commercial tenancies.

What is the St Leonards Crows Nest 2036 Plan?

The St Leonards Crows Nest 2036 Plan (SLCN 2036 Plan) is a comprehensive land use and infrastructure package that guides future development and infrastructure decisions for St Leonards and Crows Nest to 2036.

The SLCN 2036 Plan identifies recommended changes to planning controls for certain sites in the area, leveraging on the area's proximity to improved transport infrastructure (Metro and Rail stations) and the delivery of housing and jobs to support the strategic health and education centre at St Leonards.

Further information on the SLCN 2036 Plan can be found at the following link:

<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/st-leonards-and-crows-nest/the-2036-plan>

What is the Priority Assessment Program?

The proposal is a legacy Priority Assessment Program (PAP) project that was supported by the department to proceed under this program in November 2021. Managed by the department's Planning Delivery Unit (PDU), as a pilot project for a joint State Led rezoning and State Significant development application.

The Priority Assessment Program accelerates projects that are either early in the assessment process or that may have been 'stuck' in the planning system for some time.

More information on the Priority Assessment Program can be found on the Department's website:

<https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/priority-assessment-program>

What does the proposed rezoning enable?

The State led rezoning will amend the planning controls for the St Leonards Telstra exchange site to:

- rezone the site from E2 Commercial Centre to MU1 Mixed Use;
- increase maximum building height from 72m to 148m (RL228.8 43 storeys);
- include an allowance of an additional 7m in height, for rooftop plant equipment, lift overruns and associated structures only; and
- include a minimum non-residential floor space ratio of 2.3:1.

An Explanation of Intended Effect (EIE) has been prepared to provide more information on the rezoning.

What is a State Environmental Planning Policy (SEPP)?

State Environmental Planning Policies (SEPPs) are environmental planning instruments (EPs) made under the *Environmental Planning and Assessment Act 1979* (EP&A Act). They are made by the Governor and enable the Government to regulate matters of significance for environmental planning for the State or any region of the State. This includes regulating development on specific sites that have state significance.

What happens to the SEPP once the intended planning controls are adopted into the Lane Cove Local Environmental Plan (LEP) 2009?

The proposed SEPP is self-repealing meaning following its adoption, the Lane Cove LEP 2009 will be directly amended to update the planning controls for the St Leonards Telstra Exchange site, the SEPP is repealed as it is no longer needed once the amendment takes effect.

What is an Explanation of Intended Effect (EIE)?

An Explanation of Intended Effect (EIE) outlines the proposed development controls for a site and reflects the intended outcomes arising from the planning process. It is exhibited in accordance with section 3.30 of the EP&A Act to allow the public to make submissions that will be considered as part

of the assessment of the proposed planning control changes. The EIE informs the changes to the planning controls through a state led rezoning process.

What does the proposal for the St Leonards Telstra Exchange development include?

The Department has received a State Significant Development (SSD) application to develop the St Leonards Telstra Exchange site. The proposed development includes:

- 21,472 sqm of built-to-rent housing across 31 storeys (272 dwellings);
- 3,840 sqm of non-residential floor space within an 8-storey podium including ground floor retail and 84 short stay accommodation rooms/serviced apartments which will facilitate 40 jobs;
- 721 sqm of key worker housing, equating to 10 dwellings within the podium; and,
- 2,014 sqm of community amenity facilities accessible to tenants within the building located on Levels 9 & 42.

Critical telecommunications infrastructure within the Telstra Exchange building will be retained the building envelope.

More information on the proposed development can be found at the following link:

<https://www.planningportal.nsw.gov.au/major-projects/projects/telstra-exchange-site-st-leonards>)

What is Built-to-Rent Housing?

Build-to-rent housing is large-scale, purpose-built rental housing that is held in single ownership and professionally managed. Build-to-rent housing can provide more rental housing choice in areas where people want to live.

The NSW Government formally introduced build-to-rent as a housing product in State Environmental Planning Policy (Housing) 2021 – also known as the Housing SEPP.

More detail can be found on Built to Rent Housing on the department's website at:

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp/build-to-rent-housing>

Why is the development application considered State Significant Development (SSD)

The St Leonards Telstra Exchange project is classified as SSD under the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP), because it involves development for the purposes of build-to-rent housing with a capital investment value (CIV) of more than \$50 million within the Greater Sydney Region.

What is an Environmental Impact Statement (EIS)

An EIS is required for all State Significant Development projects in NSW. The purpose of an EIS is to assess the economic, environmental and social impacts of the project and provide mitigation measures to minimise impacts. It helps the community, councils, government agencies and the consent authority to get a better understanding of the project and its impacts so they can make informed submissions or decisions on the merits of the project.

How does the St Leonards Telstra Exchange Rezoning relate to the Transport Oriented Development – Accelerated Precincts?

The St Leonards Telstra Exchange is located within the Crows Nest Transit Oriented Development (Crows Nest TOD) Tier 1 investigation area. Further information on the Transport Oriented Development – Accelerated Precincts can be accessed at the following link:

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/transport-oriented-development-program/accelerated-precincts>

Given the amount of work to date, the rezoning and SSDA assessment for the Telstra Exchange site will progress separately, whilst the rezoning for the Crows Nest TOD is prepared. The proposal is consistent with the aims of the TOD Program to deliver new, well-located, high-rise homes near the future Crows Nest Metro station.

Is there a Voluntary Planning Agreement in place with this SSD?

Home Apartments have offered to enter into a Voluntary Planning Agreement with Lane Cove Council, which proposes the following public benefits:

- A monetary contribution to Council of \$3.6 million towards Councils provision of local infrastructure; and
- The provision of 10 key worker housing units within the podium that will be owned and managed by Home as part of the BTR offer.
- The Planning Agreement is a matter for Lane Cove Council and will be exhibited, if supported.

In addition to the abovementioned public benefit offers, both the Housing and Productivity (HAP) Contributions and Section 7.11 Development Contributions will continue to apply to the site.

How can I have my say?

The department welcomes feedback from the community, government agencies and other stakeholders during public exhibition. This feedback helps us better understand the opinions and concerns of the community, which informs our assessment of the project.

Before making your submission, please read our Privacy Statement (www.planning.nsw.gov.au/privacy). All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.

Make a submission

Online

Anyone can make a submission on the proposed rezoning and SSD application during the exhibition period. All submissions must be made by **11.59pm Monday 26 February 2024**.

To make an online submission, use the form available at the separate proposal pages.

State led rezoning: <https://www.planningportal.nsw.gov.au/draftplans/exhibition/st-leonards-telstra-exchange>

SSD application: <https://www.planningportal.nsw.gov.au/major-projects/projects/telstra-exchange-site-st-leonards>

Please include:

- Your name and address, at the top of the letter only;
- Reference to the proposed State led rezoning and/or the SSD application (SSD-35631707);
- A statement on whether you support or object to, or only wish to provide comment on, the proposed State led rezoning and/or the SSD application;
- The reasons why you support or object to the proposed State led rezoning and/or the SSD application; and
- A declaration of any reportable political donations made in the previous two years.

For more details, and a disclosure form, go to www.planning.nsw.gov.au/donations or telephone 1300 305 695. Note the disclosure requirements apply however a submission is made.

How can I read other submissions received throughout the exhibition period?

After the public exhibition period has closed and all feedback has been reviewed, the department will make all submissions received publicly available on the NSW Planning Portal.

What happens next?

The department will consider all submissions received during the public exhibition period.

Following consideration of submissions regarding the proposed rezoning, the Minister for Planning and Public Spaces will decide whether to adopt the proposed planning controls.

If the planning controls are adopted, the department will proceed to finalise assessment of the proposed SSD application. The department will consider the SSD application against existing strategic plans and policies, feedback and comments from the relevant local council, specialised and technical input and advice received from Federal and State Government agencies, and all submissions received during public exhibition.

Where can I find out more?

To find out more about the proposed changes to planning controls:

<https://www.planningportal.nsw.gov.au/draftplans/exhibition/st-leonards-telstra-exchange>

To find out more about the Department's role in assessing the state significant development application:

<https://www.planningportal.nsw.gov.au/major-projects/projects/telstra-exchange-site-st-leonards>

Or call us on 1300 305 695