

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 13 August 2024 12:26:12 PM

Submitted on Tue, 13/08/2024 - 12:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Wollstonecraft

Please provide your view on the project

I object to it

Submission

Although I think the proposal for accelerated planning zone makes sense, I don't agree with the geographic coverage of it. The plan results in high rises along the Pacific Highway, blocking natural light and creating massive wind tunnels, while leaving numerous units and houses affected. The council should look to spread out expansion across a broader geographic coverage, at lower heights. e.g. max 10 stories from Pacific Highway all the way to the catchment, rather than 60 stories along Pacific Highway and 3 stories or less towards the borders.

This increase also drives up infrastructure needs, such as schools, childcare centers, medical centers, policing, etc. all of which doesn't appear to be expanding at the same rate. As a result, the cost of services are being pushed up even further from limited supply and increased demand.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 8:26:22 PM

Submitted on Sun, 25/08/2024 - 20:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

█

Last name

█

I would like my name and personal contact details to remain confidential

Yes

Info

Email

█

Suburb/Town & Postcode

Crows Nest

Please provide your view on the project

I object to it

Submission

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)
2. Significant reduction in light and introduction of afternoon shading for Panorama west facing units
3. Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwellings and for all eastern side of new developments dwellings.
4. Loss of views in 51 west facing units in 220 Pacific Highway
5. Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School
6. Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests
7. Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and

from Rocklands Road to the Pacific Highway Northbound and Southbound

8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities

9. Impact to the tree canopy cover on Sinclair street

10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas

11. Loss of retention of area specific appearance and heritage

12. Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street

13. Impact on existing town services such as sewage, waste, water, electrical sub stations

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 21 July 2024 3:55:06 PM

Submitted on Sun, 21/07/2024 - 15:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Willoughby 2068

Please provide your view on the project

I support it

Submission

Dear Planning Panel,

As a resident of the area I appreciate the need for residential development close to transport hubs. The block bounded by Christie St and Northcote St, Henry Lane and Schultz Lane is a prime example of residential land close to transport. St. Leonards station is very close by. Although the area is part of a heritage conservation zone, the 6 properties in the block mentioned have either been insensitively altered or allowed to deteriorate and no longer represent any significant heritage value. A modern sensitive, stepped, multi-story development could replace these properties and provide housing (including affordable housing) for more than 40 families (my estimate). Let's save our heritage architecture that's worth saving.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 12 August 2024 9:29:22 AM

Submitted on Mon, 12/08/2024 - 09:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

George

Last name

Conin

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Greenwich 2065

Please provide your view on the project

I am just providing comments

Submission

IS THAT FAIR?

Residents of Portview Rd & Park Rd west should be included In up zoning to the St Leonard's south district because we are losing our views we are suffering noise from the construction and have to deal with traffic from the high density.
Most of us residents more about 95% from Portview Rd and park Rd West support to be Rezoned to high density same as Berry Rd St Leonards.
It makes sense to include Portview Rd & Park Rd West in the upzoning plan to complete the zoning from Berry street to Greenwich road.
Let's make if fair to the remainder of the residents so that they can move forward away from this chaos.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 12:08:02 PM

Submitted on Thu, 08/08/2024 - 12:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Catherine

Last name

Coghlan

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

ALLAMBIE HEIGHTS

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to make a submission to the Crows Nest TOD rezoning proposal. I am a social worker and mother of three children. My husband is an engineer. We are struggling to find affordable housing in Sydney, though our families have lived here for generations and have always been hard-working, well-educated people who contribute to our local community and are involved in multiple community organisations like sporting clubs and our local church. I would like to make a submission to the NSW government's consultation process for the TOD accelerated developments. I am concerned that none of these developments will be affordable for families like mine, or they won't be built in a way that families like mine can thrive and experience the kind of liveability we should all be able to access in a city that is as wealthy as Sydney. If these developments proceed without 15% designated for affordable rental homes, the government will have failed to create a Sydney where all workers, both low paid or well paid, can belong.

I object to the Crows Nest TOD rezoning proposal in its current state because the mandatory affordable housing contribution of between 9-15 per cent is not enough for Crows Nest. There will be so many low paid workers who will be forced to leave Crows Nest if the mandatory affordable housing contribution is not at least 15%. I would like to see the Premier's promise of "up to 15%" honoured closer to 15% than the lowest goal of 9%.

I support the government's commitment to increase the density of housing in locations that are close to transport and amenities but it has to be in perpetuity, it needs to be accessible, it needs to be built to high building standards (including energy efficiency). In each development there also needs to be a range of unit sizes to accommodate single people and also families like mine.

Due to my husband's work, we currently live on the [REDACTED] but it is unaffordable for our family and we are considering where else in Sydney we could relocate to, but we fear the hours of travel that we would then face. My work takes me all over Sydney so I see the pain that too many people are experiencing because it is unaffordable to rent or buy a house in Sydney.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 26 July 2024 9:06:55 AM

Submitted on Fri, 26/07/2024 - 09:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Greenwich

Please provide your view on the project

I object to it

Submission

To Whom it may concern

I write as a resident of the rezoning area with the following concerns:

1. Affordable Housing - what does this mean and price range? i.e is it public housing? If so, this may be of concern to the existing residents in the area as we have seen in other areas of Sydney where there is a mix of public housing and residential in terms of crime. Currently the area is relatively safe to walk at night, but encouraging more people of low income may change the feel and safety of the area, thus impacting on businesses and schools etc.
2. Infrastructure - with an increase of people to the area, this will greatly impact on traffic (i.e River Road is particularly busy at times already and there are several new developments in progress to date and will definitely change the environment of the area)

and number Supermarkets, parking, parks and schools required will need to increase.
3. Increase in Building Heights - this will impact on the natural sunlight and cause wind tunnels, making parts of the area shady and cold, light part of the city, which is not appealing.

Overall, I support progress and improvements, however the above items need serious consideration, particularly with an increase in population to the area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 23 July 2024 2:56:26 PM

Submitted on Tue, 23/07/2024 - 14:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Wood

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

If you go ahead with this project the whole area will become overcrowded crime will increase traffic will be impossible with the subsidised housing. You are trying to dump migrants into downtown areas and. Create further chaos.-

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 5 August 2024 12:37:11 PM

Submitted on Mon, 05/08/2024 - 12:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lincoln

Last name

Hu

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

There is way too many apartments, the roads cannot handle it. Go to Nicholson Street at 5 pm Monday to Friday and observe the traffic jam already existing due to too many apartments. Most of the current apartments that have been built in the last 5 tears are not even sold out. The new apartments in St Leonards South being built are also not even close to being built. Crows Nest will be a wreck with too many apartments.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 5 August 2024 4:43:34 PM

Submitted on Mon, 05/08/2024 - 16:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

█

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Wollstonecraft 2065

Please provide your view on the project

I am just providing comments

Submission

Att: NSW Department of planning.

RE: Crows nest TOD rezoning proposal.

After review of the TOD rezoning proposal,

It is of my opinion that these changes in the form of points 1,2,3 & 4 below should be made to the final plan for a better urban environment of the Crows Nest CBD, for the future.

1.

The heights of MU1 on the pacific highway at Crows Nest on both sides of the highway, from the gateway at the five ways & Shirley road down to Hume street should transition closer to height of RL 163.8 of 360 Pacific highway Crows Nest & RL 155 of the metro tower on the other side, for more uniformity.

2.

The heights of R4 in Nicholson street behind should be higher to transition to the new heights of MU1 on the Pacific highway from the five ways down to Oxley street for less overshadowing from the big towering buildings of RL 163.8 & RL 176 on the front.

3.

R4 height in Nicholson street, on the main side should be zoned all the same height from Shirley road down to Oxley street for better urban design.

4.

R4 FSR in Nicholson street & MU1 on Pacific highway on the block from Shirley rd to Hume street should be closer to the FSR of 5.5:1 approved at 360 Pacific highway Crows Nest & the 6:1 next door.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 5 August 2024 8:26:56 PM

Submitted on Mon, 05/08/2024 - 20:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Merri

Last name

Southwood

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Greenwich

Please provide your view on the project

I am just providing comments

Submission

1. Creation of affordable housing will not solve the key worker housing shortage

Affordable housing rentals are normally linked to the prevailing rents in an area.

Rents in the St Leonards Crows Nest precinct are high, so affordable rental rates are likely to be high.

Many key workers may still be excluded from the rental market in the precinct, even with an increase in affordable housing stock.

The government needs to define a new housing category to ensure that key workers can live near where they work.

2. Build to rents should not be classified as affordable housing

There is no shortage of housing stock in the precinct.

What is needed is housing that people can afford to live in.

Build to rent developments are not rent controlled.

They may add to temporary housing stock but will not provide affordable housing.

3. Sites owned by the NSW government should be maximised as sites for affordable (preferably key worker) housing.

It is disappointing that the NSW government is not practising what it preaches and proposing to develop a major portion of Lot 4B Herbert Street for affordable/key worker housing.

This site is ideal – opposite the station, near the hospital.

4. Car parking space provisions for affordable housing should be reduced

It is understood that the mandated rates of car space provision in the Housing SEPP will not apply in the TOD precinct.

If it is intended that each LGA will apply their own parking space rates for developments within their LGA, the total number of car spaces in close proximity to the Metro could increase significantly.

This seems at odds with the principles of Transit Oriented Development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 9 August 2024 9:23:26 AM

Submitted on Fri, 09/08/2024 - 09:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

ANA

Last name

ZAMORA

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

CAMPBELLTOWN

Please provide your view on the project

I object to it

Submission

Hello my name is [REDACTED]

I have been in the childcare industry for over 10 years and resonate with the latin community and baptist organisations.

I wanted to take the time today to support those (including myself) who is looking for more affordable housing options in Sydney.

I object to the proposed 9-15% and have a strong push for the government to provide a minimum 15%. The difference would mean 165 affordable homes for individuals.

The closeness to transport is essential for individuals who are needing to use transport options to get to and from their work, schools and those who need accessibility to resources. More affordable homes in crows nest means individuals, like myself, would not

need to live far from the city to commute and have an option to be a short bus ride away. I support the density for the area as I see there is a need and support the affordable housing

being regulated by non-for-profits.

Thank you for your time.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 21 August 2024 5:07:42 PM

Submitted on Wed, 21/08/2024 - 17:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I support it

Submission

I support Crows Nest TOD project and I strongly request the rezoning of East part of St Leonards South with current TOD project. The main reasons are as follows.

1. St Leonards South area is close to major transport hubs-St Leonards Train station and Crows Nest Metro.
2. This area is close to essential amenities, RNSH & Mater Hospital, TAFE, shopping mall, North Sydney, Chatswood, and Sydney CBD.
3. Gore Hill Oval provides 4.4 hectares of open green space for peoples.
4. East part of St Leonards South can support more housing in this precinct.
5. Residents in St Leonards South can support State led rezoning of this area.

Please rezone the East part of St Leonards South with the State TOD project.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 4:20:49 PM

Submitted on Thu, 08/08/2024 - 16:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Revesby, NSW 2212

Please provide your view on the project

I object to it

Submission

I am a renter who currently lives in a house over 20 minutes walking distance from the train station and groceries. Due to rapidly increasing rents, I cannot afford to rent a room closer to the train station or the centre of the suburb. This situation has become very frustrating for me. My daily commute to work takes excessive time, and carrying bags of groceries for over 20 minutes is challenging. Alternatively, taking a bus between the train station and my home adds extra transportation costs.

Regarding the range of 9-15% of affordable housing in the TOD proposal, I believe it is not reasonable. I want to see a fixed percentage, so I object to this proposal. It should be the top of the range at 15%.

TOD projects often lead to significant investments in infrastructure and amenities, making these areas more attractive and increasing property values. Without a higher percentage of

affordable housing, renters like me would be priced out of these communities. By providing affordable housing near transit hubs, we can significantly reduce transportation costs. Proximity to reliable public transportation means we can save money, allowing us to allocate more of our income to other essential needs.

In addition, affordable housing in TOD areas can provide greater access to job opportunities, education, and other essential services. Proximity to transit can open up a wider range of employment options, potentially leading to better job matches and higher wages. This can significantly improve the quality of life for renters like me.

Given these compelling reasons, it is clear that a higher percentage of affordable housing in TOD projects is essential. A commitment to 15% affordable housing, would better align with the goals of fostering inclusive, sustainable, and thriving communities.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 18 August 2024 8:26:14 PM

Submitted on Sun, 18/08/2024 - 20:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

The area is already very crowded.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 20 August 2024 11:31:52 PM

Submitted on Tue, 20/08/2024 - 23:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I am just providing comments

Submission

Before detail was released I was particularly concerned about the impact of the rezoning. I agree that it is important to increase density in well located areas given Sydney's unabated population growth.

I am broadly in agreement with the principles and objectives outlined in the design report.

- Maintain Willoughby Road
- Reduce Impact on Heritage Conservation Areas
- Transition Between Character Areas
- Centre & Height Transition - Height "Knuckle" Area
- Expand Open Space Network & Protect Amenity

As noted in the principles, open space should be expanded.

- However, there does not appear to be any guarantee this will eventuate. Open space

should be created (backed by guaranteed funds) to match the planned increase in population.

As noted in the principles, amenity should be protected.

- Retaining the Crows Nest village atmosphere and avoiding overshadowing, wind impacts. This appears to be at risk as a result of the increased density such as the Fiveways and other developments in direct proximity to the village.
- Guaranteed investments in the schools, hospitals, etc are also needed to match the increase in population and avoid the loss of amenity.
- Roads are already congested in the area, parking spaces in new developments should be restricted as the basis for the increase in density is due to their proximity to the metro. Further investment in cycleways should be made, and changes to prioritise pedestrians over cars.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 25 July 2024 5:19:31 PM

Submitted on Thu, 25/07/2024 - 17:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

To whom it may concern,

I am writing to express my strong objection to the proposed Crows Nest Transport Oriented Development (TOD) proposal. As a long-term resident of Pacific Highway, I have serious concerns about the detrimental impacts this development will have on my quality of life and the character of our neighborhood.

First and foremost, I am deeply worried about the loss of sunlight that this development will cause. My property currently receives limited direct sunlight, and the construction of high-rise buildings as part of the TOD will undoubtedly block the only sunlight I receive. This will not only make my home significantly darker and colder but will also have a negative impact on my physical and mental well-being. Access to natural light is essential for a healthy and happy life, and this development threatens to rob me of that.

Furthermore, the TOD will exacerbate the existing traffic congestion and parking problems on Pacific Highway. As someone who relies on their car for daily activities, I am already frustrated by the difficulties of navigating and parking in our neighborhood. The increased traffic and demand for parking that this development will bring will make it even more challenging for me to go about my daily life. I am particularly concerned about the impact on elderly and disabled residents who may have limited mobility and rely on their cars for independence.

Additionally, I am disappointed by the lack of consideration for the existing residents in the TOD proposal. It seems that the needs and concerns of the community have been overlooked in favor of maximizing profits and density. The development appears to prioritize new residents and businesses over the well-being of those who have already invested in and contributed to our neighborhood.

I urge the relevant authorities to reconsider this proposal and to prioritize the needs and concerns of the existing residents of Pacific Highway. The TOD should be designed in a way that minimizes its negative impacts on sunlight, traffic, and parking. It should also aim to enhance the character of our neighborhood and benefit the existing community.

I strongly object to the current proposal and request that it be significantly revised or rejected altogether.

Regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 5:24:50 PM

Submitted on Sun, 25/08/2024 - 17:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I strongly object to Crows Nest being included in the TOD program. Didn't we get enough new development last time? When I try and shop at Woolworths on the weekend I can't park to do the weekly shopping. The Metro opening has not improved the local traffic congestion. You are slowly strangling Crows Nest Village.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 7:20:07 PM

Submitted on Thu, 18/07/2024 - 19:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jordyn

Last name

Gibson

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I support it

Submission

Excellent proposal, but we need far more housing than this allows for! Wider-scale up zoning and permitting taller buildings would help to ease affordability issues in the area and provide a bigger customer base to support local business.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 5:58:01 PM

Submitted on Fri, 23/08/2024 - 17:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Artarmon 2064

Please provide your view on the project

I object to it

Submission

I object to the rezoning based on these reasons:

Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwellings and for all eastern side of new developments dwellings .

Loss of views in 51 west facing units in 220 Pacific Highway

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests

Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound
Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities

Impact to the tree canopy cover on Sinclair street

Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas

Loss of retention of area specific appearance and heritage

Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

Regards

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 10:32:10 PM

Submitted on Sun, 25/08/2024 - 22:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I object due to the fact that:

- 1.Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for al eastern side of new development dwellings.
- 4.Loss of view in 51 westfacing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal HS.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 26 August 2024 9:38:19 AM

Submitted on Mon, 26/08/2024 - 09:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Glenys

Last name

Geor

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards 2065

Please provide your view on the project

I am just providing comments

Submission

I am very concerned at the lack of green space. The ratio of greenspace to building space seems minimal. I think there needs to be more green space.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 19 July 2024 8:38:26 PM

Submitted on Fri, 19/07/2024 - 20:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest

Please provide your view on the project

I object to it

Submission

Object to the high density housing & expansion

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 16 July 2024 4:53:56 PM

Submitted on Tue, 16/07/2024 - 16:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2065

Please provide your view on the project

I am just providing comments

Submission

Please do some town planning and avoid the obvious problem - the wind tunnel effect !
Poor historic planning made the streets of North Sydney like a wind tunnel - unforgiving and unwelcoming for humans.

The same mistake has already been made on the Pacific Hwy in St Leonards, between Oxley and Christie Streets. The Mitchell St Plaza, and the outdoor area at The Lnadmark building are almost uninhabitable: with strong winds generated even when there is no wind anywhere else.

It's a simple proble to avoid.

Please don't stuff it up (or exacerbate it) again in the Crows Nest TOD area.....

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 1:42:58 PM

Submitted on Thu, 29/08/2024 - 13:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name
[REDACTED]

Last name
[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email
[REDACTED]

Suburb/Town & Postcode

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

We, [REDACTED] Crows Nest strongly object to the Crows Nest Transport Orientated Development Rezoning proposal as we believe it goes well beyond the North Sydney Council local planning requirements, and if approved would have a detrimental effect on all existing residents in the area.

Reasons:

Excessive density as evident in the proposed built form. ...

Lack of information on total floor space, and populations employment and residents

Lack of open space commensurate with population.

Negative impact on the amenity of the neighbourhood.

The change from human scale streets to windswept streets as evident in the existing development

Impact on residents of 220 Pacific Highway

Reduction in well-being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama directly facing into proposed new dwellings

Loss of privacy for all eastern facing units in new developments dwellings.

Loss of views for 47-51 west facing units in 220 Pacific Highway

Lack of light and shading in units of new dwellings built on the 8 storey sites in Bruce Street

Issues for Precinct

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair Street residents and guests

Traffic congestion along Sinclair, from Bruce St to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the Melanoma Institute of Australia (MIA) facilities

Loss of the tree canopy on Sinclair Street

Failure to provide 2.83 hectares of open space per 1000 population which is an established benchmark that should apply to St. Leonards and Crows Nest

Loss of maintaining the integrity of the historic skyline Panorama historically visible from many areas

Negative impact on adjacent local character and heritage because of the scale of the proposal

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

16. There should be no additional density (FSR) for site 238-242 Pacific Highway, 1 Bruce Street Crows Nest and 1 Bruce Street, given the excessive density in the precinct. The pocket park can be delivered through a Voluntary Planning Agreement (VPA) from the development sites.

Background

220 Pacific Highway Crow's Nest. (Panorama Residences)

Class 2; 17 story high rise; refurbished hotel; developer Barana Group & builder Probuild Corp (liquidated 2022)

160 units; occupied 2013 as Strata; situated behind residences at 19-41 Sinclair Street; 82 units west facing; 51 units on floors 1-7

Panorama Residences have suffered from two unexpected and uncontrollable events:

-Collapse of the builder, Probuild, leaving a massive liability for unresolved defects

-NSW retroactive ban on cladding and requirement for replacement

Probuild liquidation left unaddressed construction defects; 2019 investigations identified non-compliant external. Current OC remediation costs for defects, water damage and cladding are being borne by all unit owners via special levies to-date of \$5.5million

The owners are, in effect, continuing the purchase of their units while facing property value losses due to the Crows Nest Transport Orientated Development Rezoning proposal in terms of the loss of amenity of the precinct and in terms of the direct impact on harbour views and outlook resulting from the proposals for Sinclair Street. The rezoning proposal goes well beyond the North Sydney Councils, local planning requirements, and if approved would have a detrimental impact on the quality of life for all existing residents in the area

and will have a negative impact on the value of apartments in the area

Issues

The proposal overrides and exceeds the LEP controls of North Sydney, Lane Cove, and Willoughby Councils.

The current proposed development of the NSW State Government does not adequately consider liveability. The actual mass and form of development in such a small area is a false interpretation of a TOD and does not enable reasonable amenity for either existing residents or proposed residents. There is inadequate separation of buildings, lack of green space, tree canopy, deep soil and walkable streets. There is insufficient recreation facilities and services.

The existing Townhouses on Sinclair Street are located at a lower level than Pacific Highway, therefore the majority of the apartments in 220 Pacific Highway currently have district views.

The rezoning and proposal to allow 8 storey development of the Townhouse site will result in the loss of harbour and district views for 50% of western facing units in Panorama. It will result in a substantial number of apartments losing their outlook, with a detrimental effect on property values.

Additionally, if the eastern side of Sinclair semi-detached dwellings (25-35) are redeveloped into a high-rise sites, they will obstruct additional views, and therefore more apartments in Panorama Residences and adjoining highway residences will be adversely impacted.

Sinclair Street is at the very boundary of the proposed rezoning and therefore at the furthest point from stations, would have significant view affection if rezoning of that street is approved, and would significantly alter the character of Sinclair Street and the existing tree canopy. There is an imbalance in Crow's Nest. At the proposed density the built form is unsustainable and the actual and perceived density excessive.

Sinclair Street already has higher density housing forms in the form of townhouses and should not be rezoned but be retained to contribute to the housing mix and to preserve the existing character of Sinclair Street.

Crows Nest is known as high density 'Bedroom Suburbs'. Best practice residential development should be located away from major traffic arteries, on a complex fine grain street network with a diverse mix of uses, walkable and adequate open space. The lack of accessible open space will reduce the potential range of demographics that can live in the towers.

Much of Sydney's open space is in the gullies, the transport is on the ridges. Locating excessive densities around transport nodes does not reflect the intent of TODs and will not produce a liveable city.

Cumulative & Community Development Impact

The simultaneous approval of multiple developments in North Sydney, Crows Nest, and St Leonards is causing severe congestion, frequent road closures, and prolonged construction disturbances. There appears to be a lack of coordination between Councils and State Government in managing these impacts.

The NSW State Government has not conducted adequate research to assess the adverse

impacts on our community. Despite widespread opposition from residents, the government is prepared to unilaterally impose this proposal, disregarding local sentiment and the potential negative consequences

Given the significant increase in residents in the last 4 years and the majority of proposals planned for the west side of the Pacific Highway pedestrians have not been taken into account. Higher density and walkability are the keystone of TOD development but the proposed building form, overshadowed windswept streets, lack of open space do not comply with the stated priority for pedestrians in 2036 plan.

Traffic Congestion & Insufficient Traffic Analysis

The most recent comprehensive vehicular traffic study for the area dates back to 2013, failing to account for current congestion levels

No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

Insufficient green space

Crows Nest is lacking in green space, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes and do not represent best practice higher density development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 16 August 2024 4:16:26 PM

Submitted on Fri, 16/08/2024 - 16:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

I would like my name and personal contact details to remain confidential

Yes

Info

Email

■

Suburb/Town & Postcode

2066

Please provide your view on the project

I support it

Submission

Uplift for 58 Pacific highway for affordable housing is insufficient to make broader redevelopment of 2-58 pacific highway feasible. The residential FSR should be offered across the entire strip to make redevelopment economically attractive, and any issues of height should be dealt with using an appropriate hight profile across the strip (I.e. offer residential FSR to all properties but ensure that height /bulk is at the Western end of the strip). Only providing the residential uplift to 58 Pacific Highway risks creating stranded assets and reducing access to affordable housing for nurses and other allied health at RNSH, and other frontline workers in surrounding police and fire stations.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 19 July 2024 10:46:43 AM

Submitted on Fri, 19/07/2024 - 10:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Naremburn 2065

Please provide your view on the project

I support it

Submission

My family and I have lived in St Leonard's/Naremburn for over 10 years. Our home is located in a Heritage Conservation area.

We believe this area needs to be re-assessed/re-drawn as where we are on ██████████, there are no heritage buildings worth preserving.

The housing crisis is much more pertinent to our time to ensure a better life/housing for our expanding community. Going up, makes sense especially around business districts and transport.

Someone only needs to take a stroll around the area to see what is and is not of historical value. There are plenty of good potential development opportunities on Christie street and Chandos Street.

It is both bewildering and infuriating to me that my neighbor is a 4 story high commercial block built in the 80's and If we were to knock down and rebuild we have to build a single story dwelling with an "attic conversion". Oh and it must be in keeping with the 1900's workers cottage aesthetic.

Well our current house was built in the 1900's and as a result has rising damp and all sorts of mold issues providing us with many health related issues.

From a street scape perspective it retains none of the original charm it would have had when built 120 years ago.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 11 August 2024 2:35:31 PM

Submitted on Sun, 11/08/2024 - 14:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

St Leonards, 2065

Please provide your view on the project

I object to it

Submission

Need to see whether local infrastructure can deal with increased population such as hospitals, schools, green spaces and traffic.

Shadows created by tall buildings already reduced sunlight in my rooftop garden already affected livelihood of this area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 20 July 2024 4:38:03 PM

Submitted on Sat, 20/07/2024 - 16:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Woodcock

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest Sydney 2065

Submission

Planning Team

I am writing to express my views on the Crows Nest Transport Oriented Development (TOD) rezoning proposal. I appreciate the efforts to create more well-located homes close to transport and other amenities, work, shops, and leisure. However, I would like to draw your attention to the Heritage Conservation Area in the precinct.

The TOD program aims to deliver up to 3,255 new homes, including a mandatory affordable housing contribution of 10-15 per cent for all new residential development. While this is commendable, it is crucial to ensure that the development does not compromise the integrity of the Heritage Conservation Area.

The St Leonards and Crows Nest 2036 Plan outlines development protection for Willoughby Road, Crows Nest Village, and Heritage Conservation Areas. It is essential that the protection for the Heritage Conservation Area is upheld in the TOD proposal. The Heritage Conservation Area is a significant part of our community's cultural and historical

identity, and any development should respect and enhance this heritage.

I note that the Premier and Ministers discuss the 400-800m zone as returning to medium density as undertaken in the late 1800's through to mid 1930's, this is exactly what the Heritage Conservation Area in Crows Nest is maintaining. Why allow demolition of residences that are the basis of the outcome desired.

I urge the planning team to consider incorporating measures that protect and celebrate the Heritage Conservation Area in the TOD proposal. This could include design guidelines that ensure new buildings are sympathetic to the heritage character, as well as public domain upgrades that enhance the heritage streetscape.

Thank you for considering my feedback. I look forward to seeing a development plan that balances the required growth with heritage conservation.

Yours sincerely

David Woodcock

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 10:38:17 AM

Submitted on Fri, 23/08/2024 - 10:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Dear Sir or Madam,

Please take into consideration of below list of reasons as of my objection of this proposal.

- a. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)
- b. Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School
- c. Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests. The current parking lots state is pretty limited.

d. Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

e. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities

f. Impact to the tree canopy cover on Sinclair street

g. Impact on existing town services such as sewage, waste, water, electrical sub stations etc

Best Regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 12 August 2024 12:02:47 PM

Submitted on Mon, 12/08/2024 - 12:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

CROWS NEST (NSW)

Please provide your view on the project

I am just providing comments

Submission

I write in connection in the Transportation Oriented Development (TOD) specifically in respect to a property I own in [REDACTED] Wollstonecraft. It would appear that the recent completion of the Crows Nest METRO station (approx 500 metres from the building at 116 Shirley Road Wollstonecraft) prompted the State Government to propose a (TOD) regime to encourage redevelopment around this new infrastructure. It would appear from the Map available that the above property I own is on the border line of the TOD plan! The building is sorely in need of major repair due its age and it is requested that consideration be given to including the property to the TOD regime! Your favorable response would be appreciated!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 8:37:33 AM

Submitted on Sun, 25/08/2024 - 08:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I am just providing comments

Submission

I live in the area covered by the TOD around the new Crows Nest Metro station as well as the existing St Leonards train station. I approve of the direction the rezoning process is taking and feel that we cannot underestimate the need for more housing around transport infrastructure.

My comment is with regards to potentially increasing some of the areas covered in the proposal. My street, ██████████, backs onto Greenwich Rd which is already zoned R4. This means that my backyard now has apartments looking down into it. I feel it would make sense to rezone at least my side of ██████████, and create space for more development. This would create a large area for redevelopment as specified in the City Futures Research Centre at UNSW draft plan. From my perspective, it does not make sense for low rise zoning to back onto high rise development. The western side of Anglo Road in Greenwich should be included in the rezoning to higher density.

I am attaching the link to City Futures Research Centres draft plan that I mentioned above.
<https://cityfutures.ada.unsw.edu.au/cityviz/transport-oriented-development-atlas-sydney/>

I hope you will seriously consider extending the areas being rezoned as part of this program.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 24 August 2024 12:32:12 AM

Submitted on Sat, 24/08/2024 - 00:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I am writing to express my strong objection to the proposed zoning change, which I believe will have significant negative impacts on our community. The well-being of residents has already been compromised due to ongoing investments in remedial works, and this change would only exacerbate the situation by reducing natural light and privacy, particularly for west-facing units in Panorama. The loss of views from 220 Pacific Highway is also a concern, as it affects the daily lives of many households.

Furthermore, the safety of our children attending nearby schools could be at risk due to increased pedestrian hazards. The proposed development would also create parking and access issues, not only for residents and visitors on Sinclair Street but also for critical facilities like Mater Hospital and the Melanoma Institute of Australia. Traffic congestion is already a challenge, and this change could worsen the situation, leading to increased noise and emissions that would further degrade our living environment.

The potential loss of tree canopy cover on Sinclair Street and the disruption to the historic skyline that Panorama provides are also troubling. These changes threaten the unique character and heritage of our area. Additionally, the impact on town services, including sewage, waste, water, and electrical systems, cannot be overlooked. The infrastructure may not be able to support the increased demand, leading to broader implications for all residents.

In light of these concerns, I urge the NSW Government to reconsider the proposed zoning change. Our community's quality of life, safety, and heritage are at stake.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 5 August 2024 8:24:26 PM

Submitted on Mon, 05/08/2024 - 20:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Priyanka

Last name

Acharya

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Greenwich 2065

Please provide your view on the project

I object to it

Submission

St Leonards is already significantly congested particularly during peak hour. There is currently insufficient public infrastructure to support the current population - ovals, parks, parking. Gore Oval in St Leonards is always booked out by AFL or other organised sports (which is fine) but where will people run their dogs, play frisbee, practice sports in leisure? The grass area next to the Oval is also taken up by AFL warm ups. There is also never any available parking there. We need more open grass parkland in this community, which any member of this area will agree. Why isn't NSW Government and Council listening to the people?

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 12:58:21 PM

Submitted on Thu, 18/07/2024 - 12:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tom

Last name

Carter

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

The area is already too densely populated.

Shadowing, echoing, pollution from over development is already occurring, the area is already one of the most densely populated areas on the North Shore.

The parkland sqm per person is one of the lowest in Sydney.

There should be a focus on undergrounding all Carpark's in Crows Nest with the street level as public space/parks

In regards to new buildings there should be a 8-10 Story limit with a focus on urban spaces (like Barangaroo) instead of just soulless wind tunnels.

Buildings should be limited to St Leonards area and Pacific Highway south to Crows Nest Road and North to Longueville Road

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 17 July 2024 1:09:46 PM

Submitted on Wed, 17/07/2024 - 13:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████

Last name

████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Crows Nest

Please provide your view on the project

I support it

Submission

We think it is reasonable to extend the Crows Nest TOD precinct further south along the Pacific Highway. For example, the sites 375 Pacific Highway and 385 Pacific Highway have both good sizes and main road frontage. They shall be included in the rezoning process to capture the uplift in supply for the area..

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 9:53:53 AM

Submitted on Sun, 25/08/2024 - 09:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

James

Last name

Kingham

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Wollstonecraft 2065

Please provide your view on the project

I support it

Submission

This proposal should include significant traffic calming on the Pacific Highway, and the surrounding streets.

I agree to the above statement

Yes

Impact on residents of 220 Pacific Highway

Reduction in well-being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama directly facing into proposed new dwellings

Loss of privacy for all eastern facing units in new developments dwellings.

Loss of views for 47-51 west facing units in 220 Pacific Highway

Lack of light and shading in units of new dwellings built on the 8 storey sites in Bruce Street

Issues for Precinct

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair Street residents and guests

Traffic congestion along Sinclair, from Bruce St to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the Melanoma Institute of Australia (MIA) facilities

Loss of the tree canopy on Sinclair Street

Failure to provide 2.83 hectares of open space per 1000 population which is an established benchmark that should apply to St. Leonards and Crows Nest

Loss of maintaining the integrity of the historic skyline Panorama historically visible from many areas

Negative impact on adjacent local character and heritage because of the scale of the proposal

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

16. There should be no additional density (FSR) for site 238-242 Pacific Highway, 1 Bruce Street Crows Nest and 1 Bruce Street, given the excessive density in the precinct. The pocket park can be delivered through a Voluntary Planning Agreement (VPA) from the development sites.

Background

220 Pacific Highway Crow's Nest. (Panorama Residences)

Class 2; 17 story high rise; refurbished hotel; developer Barana Group & builder Probuild Corp (liquidated 2022)

160 units; occupied 2013 as Strata; situated behind residences at 19-41 Sinclair Street; 82 units west facing; 51 units on floors 1-7

Panorama Residences have suffered from two unexpected and uncontrollable events:

-Collapse of the builder, Probuild, leaving a massive liability for unresolved defects

-NSW retroactive ban on cladding and requirement for replacement

Probuild liquidation left unaddressed construction defects; 2019 investigations identified non-compliant external. Current OC remediation costs for defects, water damage and cladding are being borne by all unit owners via special levies to-date of \$5.5million

The owners are, in effect, continuing the purchase of their units while facing property value losses due to the Crows Nest Transport Orientated Development Rezoning proposal in terms of the loss of amenity of the precinct and in terms of the direct impact on harbour views and outlook resulting from the proposals for Sinclair Street. The rezoning proposal goes well beyond the North Sydney Councils, local planning requirements, and if approved would have a detrimental impact on the quality of life for all existing residents in the area

and will have a negative impact on the value of apartments in the area

Issues

The proposal overrides and exceeds the LEP controls of North Sydney, Lane Cove, and Willoughby Councils.

The current proposed development of the NSW State Government does not adequately consider liveability. The actual mass and form of development in such a small area is a false interpretation of a TOD and does not enable reasonable amenity for either existing residents or proposed residents. There is inadequate separation of buildings, lack of green space, tree canopy, deep soil and walkable streets. There is insufficient recreation facilities and services.

The existing Townhouses on Sinclair Street are located at a lower level than Pacific Highway, therefore the majority of the apartments in 220 Pacific Highway currently have district views.

The rezoning and proposal to allow 8 storey development of the Townhouse site will result in the loss of harbour and district views for 50% of western facing units in Panorama. It will result in a substantial number of apartments losing their outlook, with a detrimental effect on property values.

Additionally, if the eastern side of Sinclair semi-detached dwellings (25-35) are redeveloped into a high-rise sites, they will obstruct additional views, and therefore more apartments in Panorama Residences and adjoining highway residences will be adversely impacted.

Sinclair Street is at the very boundary of the proposed rezoning and therefore at the furthest point from stations, would have significant view affection if rezoning of that street is approved, and would significantly alter the character of Sinclair Street and the existing tree canopy. There is an imbalance in Crow's Nest. At the proposed density the built form is unsustainable and the actual and perceived density excessive.

Sinclair Street already has higher density housing forms in the form of townhouses and should not be rezoned but be retained to contribute to the housing mix and to preserve the existing character of Sinclair Street.

Crows Nest is known as high density 'Bedroom Suburbs'. Best practice residential development should be located away from major traffic arteries, on a complex fine grain street network with a diverse mix of uses, walkable and adequate open space. The lack of accessible open space will reduce the potential range of demographics that can live in the towers.

Much of Sydney's open space is in the gullies, the transport is on the ridges. Locating excessive densities around transport nodes does not reflect the intent of TODs and will not produce a liveable city.

Cumulative & Community Development Impact

The simultaneous approval of multiple developments in North Sydney, Crows Nest, and St Leonards is causing severe congestion, frequent road closures, and prolonged construction disturbances. There appears to be a lack of coordination between Councils and State Government in managing these impacts.

The NSW State Government has not conducted adequate research to assess the adverse

impacts on our community. Despite widespread opposition from residents, the government is prepared to unilaterally impose this proposal, disregarding local sentiment and the potential negative consequences

Given the significant increase in residents in the last 4 years and the majority of proposals planned for the west side of the Pacific Highway pedestrians have not been taken into account. Higher density and walkability are the keystone of TOD development but the proposed building form, overshadowed windswept streets, lack of open space do not comply with the stated priority for pedestrians in 2036 plan.

Traffic Congestion & Insufficient Traffic Analysis

The most recent comprehensive vehicular traffic study for the area dates back to 2013, failing to account for current congestion levels

No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

Insufficient green space

Crows Nest is lacking in green space, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes and do not represent best practice higher density development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 27 July 2024 9:53:39 AM

Submitted on Sat, 27/07/2024 - 09:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Stefano

Last name

Bianchini

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I support it

Submission

Happy to see progress in developing Crows Nest

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 26 August 2024 8:02:51 PM

Submitted on Mon, 26/08/2024 - 20:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I object to council proposal because:

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for all eastern side of new development dwellings.
4. Loss of view in 51 westfacing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls High School and Cammeraygal High School.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 1:38:18 PM

Submitted on Thu, 29/08/2024 - 13:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

We, [REDACTED] Crows Nest strongly object to the Crows Nest Transport Orientated Development Rezoning proposal as we believe it goes well beyond the North Sydney Council local planning requirements, and if approved would have a detrimental effect on all existing residents in the area.

Reasons:

Excessive density as evident in the proposed built form. ...

Lack of information on total floor space, and populations employment and residents

Lack of open space commensurate with population.

Negative impact on the amenity of the neighbourhood.

The change from human scale streets to windswept streets as evident in the existing development

Impact on residents of 220 Pacific Highway

Reduction in well-being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

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and will have a negative impact on the value of apartments in the area

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The proposal overrides and exceeds the LEP controls of North Sydney, Lane Cove, and Willoughby Councils.

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Traffic Congestion & Insufficient Traffic Analysis

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Insufficient green space

Crows Nest is lacking in green space, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes and do not represent best practice higher density development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 10 August 2024 5:57:15 AM

Submitted on Sat, 10/08/2024 - 05:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rory

Last name

Low

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

No one that I know wants this rezoning at all. If you are after affordable housing, having it in lower north shore defeats the purpose as it will be too expensive

The place is already getting crowded and having over another 3000 or more units is crazy. The place is like a wind tunnel now and it's a BIG NO for me

Stop this madness's

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 8:58:44 AM

Submitted on Thu, 18/07/2024 - 08:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

WOLLSTONECRAFT, NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest has a lovely village feel. Few "village" areas are left on lower North Shore. St Leonards and North Sydney are cold unfriendly dark windtunnels where no-one wants to visit. Willoughby Road is extremely popular with locals for eating out and shopping.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 6:28:01 PM

Submitted on Thu, 08/08/2024 - 18:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Parramatta

Please provide your view on the project

I object to it

Submission

I appreciate this opportunity to submit my thoughts on the Crows Nest rezoning proposal

I am a resident of North Parramatta, being born at Westmead hospital, I have lived in Australia my entire life and seen the opportunities this county can provide. I work in the portable air conditioning business. My role consists of maintaining, delivering and installing cooling systems for banks, police stations etc. As my skills are transferable to other companies, this allows me to work in different areas of greater Sydney. The only issue I encounter is that there is not enough affordable housing for these areas.

I believe that affordable housing set in perpetuity is an important thing to maintain. Another thing is that there should be no range for affordable housing, the highest percentage of 15% should be met.

Thanks for your considerations.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 8:14:54 AM

Submitted on Sun, 25/08/2024 - 08:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nicholas

Last name

Suhanic

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Dulwich Hill

Please provide your view on the project

I support it

Submission

We need a considered cycleway network, high density areas, no parking space minimums, 3 and 4 bed apartments, and wide accessible footpaths.

The area should continue to Artarmon, Willoughby and neutral bay!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 6:02:12 PM

Submitted on Fri, 23/08/2024 - 17:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Artarmon 2064

Please provide your view on the project

I object to it

Submission

I object to the rezoning based on these reasons:

Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwellings and for all eastern side of new developments dwellings .

Loss of views in 51 west facing units in 220 Pacific Highway

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests

Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound
Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities

Impact to the tree canopy cover on Sinclair street

Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas

Loss of retention of area specific appearance and heritage

Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

Regards

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 7 August 2024 10:07:08 PM

Submitted on Wed, 07/08/2024 - 22:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sophie

Last name

Chen

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards 2065

Please provide your view on the project

I object to it

Submission

There is major traffic congestion on Oxley St turning out to Pacific Highway. With the new metro opening soon and new pedestrian crossings in place, it will be impossible for cars to turn left and right out onto Pacific Highway. This area of St Leonards is already dense with high rise apartments and traffic will only get worse with the new proposal. Oxley street intersection traffic lights needs to be changed to allow for specific left and right turn.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 19 August 2024 5:28:09 PM

Submitted on Mon, 19/08/2024 - 17:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lachlan

Last name

Brock

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2066

Please provide your view on the project

I object to it

Submission

We don't need more over development and overpopulation. Bus services cut, more noise and environmental pollution. Our infrastructure can barely keep up as it is at the moment. I'm a renter and even if it lowers rent we don't need more people.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 9:19:59 PM

Submitted on Fri, 23/08/2024 - 21:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████ -

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

This rezoning would be bad for Panorama owners and residents and the surrounding area due to the following reasons:

Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban).

Significant reduction in light and introduction of afternoon shading for Panorama west facing units.

Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwellings and for all eastern side of new developments dwellings.

Loss of views in 51 west facing units in 220 Pacific Highway.

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School.

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests.

Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound.

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities.

Impact to the tree canopy cover on Sinclair street.

Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.

Loss of retention of area specific appearance and heritage.

Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street.

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 16 July 2024 2:14:51 PM

Submitted on Tue, 16/07/2024 - 14:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Keiran

Last name

Jones

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2064

Please provide your view on the project

I object to it

Submission

10-15% affordable "homes" is an abysmal target that will only serve to line the developers pockets. Add to that the affordable "homes" will only be for Frontline workers and this is a horrible development plan.

Stop calling tiny highrise apartments "homes". You can't raise a child in these shoeboxes. There isn't enough green spaces to cope with the children in these "homes".. It's a travesty and an abuse of council powers to allow this plan to go ahead. Shame.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 28 August 2024 8:14:50 PM

Submitted on Wed, 28/08/2024 - 20:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ben

Last name

Wong

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kluang

Please provide your view on the project

I object to it

Submission

I strongly object due to the fact that:

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for all eastern side of new development dwellings.
4. Loss of view in 51 west facing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls High School and Cammeraygal High School.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 11:04:19 AM

Submitted on Sun, 25/08/2024 - 11:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

crows nest 2065

Please provide your view on the project

I object to it

Submission

As an owner of [REDACTED], I object on the following basis:

Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwellings and for all eastern side of new developments dwellings

Loss of views in 51 west facing units in 220 Pacific Highway

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests

Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities

Impact to the tree canopy cover on Sinclair street

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 10:15:40 AM

Submitted on Thu, 08/08/2024 - 10:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards

Please provide your view on the project

I object to it

Submission

I object this proposal because

- 1) when new high rise buildings with more than 30 floors built next to my residence, they will completely block the harbour views. The beautiful views I enjoy: overlooking North Sydney, Neutral Bay, Crows Nest, Northbridge, North Head and Tasman Sea will disappear.
- 2) There is no privacy unless we close window blinds. Distance between buildings are so close that peoples can see peoples at the buildings next/opposite to them.
- 3) Sunlight will be blocked that my unit will become very dim and dark.
- 4) Air quality will become poor because airflow will be worsened as buildings will be surrounded by other buildings.
- 5) Traffic congestion will appear more often as more cars are moving but roads are not built. Same on noise, I believe the quiet neighborhood will disappear.
- 6) Because of the above, the value of my property will be dropped significantly. In other

words, my retirement savings will be reduced dramatically that the quality of life will become worse. To protect the quality of my retirement life, I would seek compensations from the government.

7) If the proposal is approved, the government should provide compensations to the existing property owners. The compensation will be the difference between the purchase price of a property and the market price of that property when new buildings are built. For example, the purchase price of my property was \$1.2 million. Three years later, in 2027, when the new building next to my building is built, the market value of my property is \$800K, the government should pay \$400K compensation to the property owner. Five years later, in 2029, when another new building opposite to my building is built, the market value of my property is \$700K, the government should pay another \$100K compensation to the property owner. It is unfair if government will not provide compensations the existing property owners.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 3 August 2024 3:53:43 PM

Submitted on Sat, 03/08/2024 - 15:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

As a local resident, I object based on the grounds of

- over-development resulting in overcrowding of common spaces
- traffic generation from the high rise apartments
- loss of light and overshadowing as well as wind issues for the surrounding existing apartments

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 8:50:56 PM

Submitted on Thu, 18/07/2024 - 20:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Cammeray 2062

Please provide your view on the project

I object to it

Submission

This is a bad proposal - no one wants more high rise buildings in this area. Further construction work in this area will only add to the noise, chaos, and visual impact from the NSW government's atrocious Warringah Freeway Upgrade. Just leave this area in peace.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 16 August 2024 3:20:31 PM

Submitted on Fri, 16/08/2024 - 15:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Artarmon 2064

Please provide your view on the project

I object to it

Submission

To Whom It May Concern

Royal North Shore Hospital – Re-Development.

I am deeply concerned about the State Government's desire to sell off public hospital land to developers to construct even more unaffordable apartments in an area that is awash with them already and thousands more slated for construction.

RNSH land that is most accessible to St Leonards station and the new Crows Nest Metro should be reserved for clinical health care, research and education. It should allow for the future expansion of the hospital which will very clearly become a necessity. It should not be used for residential, commercial and retail purposes, making up for budget

shortfalls caused by mismanagement.

This is public land and as such all information around the redevelopment and proposals, talks that have taken place and are taking place should be easily accessible to the public. It is clear that with the push to increase housing in the area around RNSH there will be thousands more people requiring attention there. It is not just locals, most people on the northern beaches are sent to RNSH because the Northern Beaches Hospital has proven to be inadequate – you cannot include the Mater Hospital in this equation, it is a private hospital.

I cannot adequately convey the deep concern and disbelief I have towards all State Governments that have had a hand in this travesty.

Let the Minns Government put this to rest and perform a service for the community that will be remembered well into the future.

Regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 16 August 2024 2:40:24 PM

Submitted on Fri, 16/08/2024 - 14:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

There is already too many high rise developments across North Sydney, Crows Nest and St Leonards. The overshadowing, lack of green space and closed in feel is detrimental to peoples health.

The Metro was designed to provide easier access to and across Sydney and for residents to use public transport. Adding a large number of homes will only worsen the overcrowding and then be of no benefit to those already living in the area.

Schools and local infrastructure can not support more residents. It is already extremely difficult to find a local school or Doctor. Not to mention parking has been so limited for years and will only become beyond impossible.

We need to look after those already in the area whose needs have been ignored. Stop

listening to developers who only benefit themselves.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 28 August 2024 8:18:28 PM

Submitted on Wed, 28/08/2024 - 20:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I Object because

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for al eastern side of new development dwellings.
- 4.Loss of view in 51 west facing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls High School and Cammeraygal High School.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 10:17:29 PM

Submitted on Sun, 25/08/2024 - 22:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

- 1.Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction of afternoon shading.
3. Loss of privacy for west facing units in panorama.
- 4.Loss of view in 51 west facing units in 220 Pacific Hwy
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal HS.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.
7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the

MIA.

9. Impact to tree canopy cover on Sinclair St.

10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.

11. Loss of retention of area specific appearance and heritage.

12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.

13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 28 August 2024 8:24:28 PM

Submitted on Wed, 28/08/2024 - 20:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I Object as

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for al eastern side of new development dwellings.
- 4.Loss of view in 51 west facing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls High School and Cammeraygal High School.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 28 August 2024 8:27:39 PM

Submitted on Wed, 28/08/2024 - 20:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I Object because

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for al eastern side of new development dwellings.
- 4.Loss of view in 51 west facing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls High School and Cammeraygal High School.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 7 August 2024 6:53:37 PM

Submitted on Wed, 07/08/2024 - 18:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Hi there, we are local residents and over the past few years have lived through the very tall towers in St Leonards going up. Beyond the inconveniences any community goes through with ongoing, large construction works, our concern relates to the ongoing liveability of the area. The St Leonards towers have created awful shaded wind corridors in the surrounding streets, and while the planning no doubt included a kids playground and landscaping, ultimately is an unpleasant area to be in. Further the local roads on either side of the pacific highway are heavily strained by the traffic, and make a simple trip to the shops or to our local daycare very long as some roads can't cope. Strongly urge the Planning Dept (and Govt) to consider more medium density dwellings, and consider the liveability impacts of high rises.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 29 July 2024 3:12:40 PM

Submitted on Mon, 29/07/2024 - 15:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2000

Please provide your view on the project

I support it

Submission

While I support the proposal I would like to suggest

- * additional building height & density allowances
- * extending the area of the rezoning - it should extend to the full 800m radius around the station & should enable a minimum of 6-storey buildings for the area
- * Impacts on Heritage Conservation Areas should not influence the development of TOD plans & neither should shading or built form impacts be considered for heritage items. Heritage items of course are likely to be excluded from the zoning changes & should be considered on a case by case basis
- * As per the draft Guide to Transport Impact Assessment - there should be no parking minimum. There maybe be consideration given to parking maximums

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 24 July 2024 9:20:06 PM

Submitted on Wed, 24/07/2024 - 21:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

I believe that the targets are too high for the infrastructure within the area. Currently peak hour main roads such as river road have heavy congestion. The proposal to increase density would encroach on green space within the area which has helped the area prosper. The region noted within the map has significant medium density housing whilst low density areas are not part of the proposal.

Rapid development needs to be controlled with strong quality management to ensure that there is no issues similar to Mascot. Expedition of the council development process could promote these kind of issues creating more issues than increased density would solve.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 13 August 2024 11:30:58 AM

Submitted on Tue, 13/08/2024 - 11:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Greenwich 2065

Please provide your view on the project

I object to it

Submission

Dear sir/madam. I am an [REDACTED], Greenwich and have been so for 25 years.

I submit that the proposed TOD should be extended to rezone the area bordered by Park Road, River Road, the Pacific Highway and Anglo Road to allow for high density residential development.

Such rezoning would allow for a significant rise in housing capacity in an area which is within walking distance from St Leonards station, other local transport hubs, Royal North Shore Hospital and the related commercial precinct.

I have discussed this potential rezoning of the area stated above with most of the residents/owners in my area. There is overwhelming support from them for the area to be rezoned for the wider community housing benefits which would flow from a rezoning.

The sensible 'western boundary' of the St Leonards South development is Greenwich Road and not Park Road. If such a boundary were to be implemented, it would allow for the Government to fully use the area to take advantage of local infrastructure and accommodate housing targets.

I trust that this submission will be taken into consideration.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 16 August 2024 5:15:24 PM

Submitted on Fri, 16/08/2024 - 17:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

WOLLSTONECRAFT 2065

Please provide your view on the project

I object to it

Submission

I object to the massive increase in building heights along Pacific Hwy from Oxley Street to Shirley Road which range from 25 stories (between Oxley Street and Hume Street) and 18 to 8 stories (between Hume Street to Shirley Road) for the following reasons:

- increases loss of sunlight on residences along Hume St (bordering Pacific Hwy and River Road)
- increases traffic in a quiet residential area - where traffic will come from River Rd to get to the new developments along Pacific Hwy and Nicholson Street.
- ignores the lack of open space in the vicinity.
- ignores the character of Crows Nest and creates an unattractive frontage not unlike

apartment developments further along Pacific Hwy in North Sydney.

- creates a wind tunnel along Pacific Hwy by extending the apartment line from St Leonards to Crows Nest. I have read those previous wind studies submitted by developers for apartments along St Leonards and they do not reflect reality.

- ignores adequate set backs for such buildings due to limited land space.

- ignores previous submissions regarding the over metro developments.

- creates an inappropriate skyline which contrasts to lower lined developments in Crows Nest (particularly as Pacific Hwy topographically sits at the highest point in Crows Nest/Wollstonecraft)

- ignores a more sensible stepping down of building heights from St Leonards to Crows Nest/Wollstonecraft. Noting I had previously supported a max height of 8-10 stories (which is still a significant increase from the current position).

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 16 July 2024 8:16:59 PM

Submitted on Tue, 16/07/2024 - 20:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

R James

Last name

Cattlin

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

I live on [REDACTED] and will be affected by many of the proposed buildings in Block 3, especially 'sites identified for additional height', should they eventuate.

Firstly, there will be serious overshadowing from the proposed buildings, in fact I won't see the sun for several hours after it rises every day. I don't believe the level of proposed buildings is necessary as employers increasingly are working more from home and so don't need to be '15 minutes from their workplace'.

Secondly, there is not enough existing green space for the current local population and no chance of increasing in a satisfactory way to cope with your proposed increase in population. As for 'greening the area with trees' - where?

Thirdly, I suggest you do another traffic study now that COVID has passed as it will show

local streets around Crow's Nest will be choked most hours of the day, particularly if the Triangle Site (8) goes ahead.

The energy in working on your proposal would be better directed towards developing regional centres rather than turning the St Leonards and Crow's Nest into another Hong Kong.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 28 August 2024 8:39:30 PM

Submitted on Wed, 28/08/2024 - 20:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alireza

Last name

Talebu

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows nest

Please provide your view on the project

I object to it

Submission

To leave 126 Shirley Rd Wollatonecraft for future development is out of step of the Crows Nest TOD now, it would look extremely ugly and irrelevant

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 26 August 2024 8:07:57 PM

Submitted on Mon, 26/08/2024 - 20:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I object because

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for al eastern side of new development dwellings.
- 4.Loss of view in 51 westfacing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal HS.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 19 August 2024 12:47:21 PM

Submitted on Mon, 19/08/2024 - 12:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Janelle

Last name

Woodcock

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest Sydney Australia

Please provide your view on the project

I am just providing comments

Submission

I support the change to comply with the 2036 plan, it would be appropriate to also reconfirm the commitment to maintain the Heritage Conservation Area and consider the increasing of Green space, to ensure that Crows Nest maintains its reputation as a diverse area to liv and play in.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 20 August 2024 5:45:33 AM

Submitted on Tue, 20/08/2024 - 05:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I am just providing comments

Submission

I am an owner [REDACTED], Wollstonecraft. I am seeking your consideration to include our property under the Transportation Oriented Development (TOD) regime due to the condition of our building and its alignment with TOD objectives.

Our building is currently suffering from concrete cancer, which has been determined by experts to signify that the building is nearing the end of its serviceable life. The cost and feasibility of remedial works are prohibitive for owners, representing a significant financial burden without a long-term guarantee of structural integrity.

The location of [REDACTED] is in close proximity to the new Crows Nest metro station (specifically, within 500m), making it an ideal candidate for redevelopment under the TOD regime. Inclusion in this program would allow us to leverage the strategic advantages of

our position, promoting development that aligns with sustainable urban growth and transit accessibility principles.

By extending the TOD regime to cover our property, you would not only facilitate a much-needed transformation and assist the current residents to manage a difficult living situation. Redevelopment would enable us to negotiate a collective sale to a developer who can better utilise the site.

We respectfully request that our property be considered for inclusion in the TOD regime, allowing for a constructive path forward for all stakeholders involved. We believe that this extension serves the interests of efficient land use, community rejuvenation, and aligns with broader government goals of enhancing urban areas around transport nodes.

I look forward to a favourable response and the opportunity to contribute positively to our community's future through this initiative.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 14 August 2024 3:00:25 PM

Submitted on Wed, 14/08/2024 - 15:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Wollstonecraft

Please provide your view on the project

I support it

Submission

I support the proposal I live in Sinclair Street and I would like to know what the new 23 m height means re FSR for development

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 2:03:22 PM

Submitted on Thu, 29/08/2024 - 14:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

We, [REDACTED] Crows Nest strongly object to the Crows Nest Transport Orientated Development Rezoning proposal as we believe it goes well beyond the North Sydney Council local planning requirements, and if approved would have a detrimental effect on all existing residents in the area.

Reasons:

Excessive density as evident in the proposed built form. ...

Lack of information on total floor space, and populations employment and residents

Lack of open space commensurate with population.

Negative impact on the amenity of the neighbourhood.

The change from human scale streets to windswept streets as evident in the existing development

Impact on residents of 220 Pacific Highway

Reduction in well-being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama directly facing into proposed new dwellings

Loss of privacy for all eastern facing units in new developments dwellings.

Loss of views for 47-51 west facing units in 220 Pacific Highway

Lack of light and shading in units of new dwellings built on the 8 storey sites in Bruce Street

Issues for Precinct

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Traffic congestion along Sinclair, from Bruce St to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the Melanoma Institute of Australia (MIA) facilities

Loss of the tree canopy on Sinclair Street

Failure to provide 2.83 hectares of open space per 1000 population which is an established benchmark that should apply to St. Leonards and Crows Nest

Loss of maintaining the integrity of the historic skyline Panorama historically visible from many areas

Negative impact on adjacent local character and heritage because of the scale of the proposal

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

16. There should be no additional density (FSR) for site 238-242 Pacific Highway, 1 Bruce Street Crows Nest and 1 Bruce Street, given the excessive density in the precinct. The pocket park can be delivered through a Voluntary Planning Agreement (VPA) from the development sites.

Background

220 Pacific Highway Crow's Nest. (Panorama Residences)

Class 2; 17 story high rise; refurbished hotel; developer Barana Group & builder Probuild Corp (liquidated 2022)

160 units; occupied 2013 as Strata; situated behind residences at 19-41 Sinclair Street; 82 units west facing; 51 units on floors 1-7

Panorama Residences have suffered from two unexpected and uncontrollable events:

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-NSW retroactive ban on cladding and requirement for replacement

Probuild liquidation left unaddressed construction defects; 2019 investigations identified non-compliant external. Current OC remediation costs for defects, water damage and cladding are being borne by all unit owners via special levies to-date of \$5.5million

The owners are, in effect, continuing the purchase of their units while facing property value losses due to the Crows Nest Transport Orientated Development Rezoning proposal in terms of the loss of amenity of the precinct and in terms of the direct impact on harbour views and outlook resulting from the proposals for Sinclair Street. The rezoning proposal goes well beyond the North Sydney Councils, local planning requirements, and if approved would have a detrimental impact on the quality of life for all existing residents in the area

and will have a negative impact on the value of apartments in the area

Issues

The proposal overrides and exceeds the LEP controls of North Sydney, Lane Cove, and Willoughby Councils.

The current proposed development of the NSW State Government does not adequately consider liveability. The actual mass and form of development in such a small area is a false interpretation of a TOD and does not enable reasonable amenity for either existing residents or proposed residents. There is inadequate separation of buildings, lack of green space, tree canopy, deep soil and walkable streets. There is insufficient recreation facilities and services.

The existing Townhouses on Sinclair Street are located at a lower level than Pacific Highway, therefore the majority of the apartments in 220 Pacific Highway currently have district views.

The rezoning and proposal to allow 8 storey development of the Townhouse site will result in the loss of harbour and district views for 50% of western facing units in Panorama. It will result in a substantial number of apartments losing their outlook, with a detrimental effect on property values.

Additionally, if the eastern side of Sinclair semi-detached dwellings (25-35) are redeveloped into a high-rise sites, they will obstruct additional views, and therefore more apartments in Panorama Residences and adjoining highway residences will be adversely impacted.

Sinclair Street is at the very boundary of the proposed rezoning and therefore at the furthest point from stations, would have significant view affection if rezoning of that street is approved, and would significantly alter the character of Sinclair Street and the existing tree canopy. There is an imbalance in Crow's Nest. At the proposed density the built form is unsustainable and the actual and perceived density excessive.

Sinclair Street already has higher density housing forms in the form of townhouses and should not be rezoned but be retained to contribute to the housing mix and to preserve the existing character of Sinclair Street.

Crows Nest is known as high density 'Bedroom Suburbs'. Best practice residential development should be located away from major traffic arteries, on a complex fine grain street network with a diverse mix of uses, walkable and adequate open space. The lack of accessible open space will reduce the potential range of demographics that can live in the towers.

Much of Sydney's open space is in the gullies, the transport is on the ridges. Locating excessive densities around transport nodes does not reflect the intent of TODs and will not produce a liveable city.

Cumulative & Community Development Impact

The simultaneous approval of multiple developments in North Sydney, Crows Nest, and St Leonards is causing severe congestion, frequent road closures, and prolonged construction disturbances. There appears to be a lack of coordination between Councils and State Government in managing these impacts.

The NSW State Government has not conducted adequate research to assess the adverse

impacts on our community. Despite widespread opposition from residents, the government is prepared to unilaterally impose this proposal, disregarding local sentiment and the potential negative consequences

Given the significant increase in residents in the last 4 years and the majority of proposals planned for the west side of the Pacific Highway pedestrians have not been taken into account. Higher density and walkability are the keystone of TOD development but the proposed building form, overshadowed windswept streets, lack of open space do not comply with the stated priority for pedestrians in 2036 plan.

Traffic Congestion & Insufficient Traffic Analysis

The most recent comprehensive vehicular traffic study for the area dates back to 2013, failing to account for current congestion levels

No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

Insufficient green space

Crows Nest is lacking in green space, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes and do not represent best practice higher density development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 2:04:11 PM

Submitted on Thu, 29/08/2024 - 14:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

We, [REDACTED] Crows Nest strongly object to the Crows Nest Transport Orientated Development Rezoning proposal as we believe it goes well beyond the North Sydney Council local planning requirements, and if approved would have a detrimental effect on all existing residents in the area.

Reasons:

Excessive density as evident in the proposed built form. ...

Lack of information on total floor space, and populations employment and residents

Lack of open space commensurate with population.

Negative impact on the amenity of the neighbourhood.

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Loss of privacy for all eastern facing units in new developments dwellings.

Loss of views for 47-51 west facing units in 220 Pacific Highway

Lack of light and shading in units of new dwellings built on the 8 storey sites in Bruce Street

Issues for Precinct

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Loss of the tree canopy on Sinclair Street

Failure to provide 2.83 hectares of open space per 1000 population which is an established benchmark that should apply to St. Leonards and Crows Nest

Loss of maintaining the integrity of the historic skyline Panorama historically visible from many areas

Negative impact on adjacent local character and heritage because of the scale of the proposal

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

16. There should be no additional density (FSR) for site 238-242 Pacific Highway, 1 Bruce Street Crows Nest and 1 Bruce Street, given the excessive density in the precinct. The pocket park can be delivered through a Voluntary Planning Agreement (VPA) from the development sites.

Background

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The owners are, in effect, continuing the purchase of their units while facing property value losses due to the Crows Nest Transport Orientated Development Rezoning proposal in terms of the loss of amenity of the precinct and in terms of the direct impact on harbour views and outlook resulting from the proposals for Sinclair Street. The rezoning proposal goes well beyond the North Sydney Councils, local planning requirements, and if approved would have a detrimental impact on the quality of life for all existing residents in the area

and will have a negative impact on the value of apartments in the area

Issues

The proposal overrides and exceeds the LEP controls of North Sydney, Lane Cove, and Willoughby Councils.

The current proposed development of the NSW State Government does not adequately consider liveability. The actual mass and form of development in such a small area is a false interpretation of a TOD and does not enable reasonable amenity for either existing residents or proposed residents. There is inadequate separation of buildings, lack of green space, tree canopy, deep soil and walkable streets. There is insufficient recreation facilities and services.

The existing Townhouses on Sinclair Street are located at a lower level than Pacific Highway, therefore the majority of the apartments in 220 Pacific Highway currently have district views.

The rezoning and proposal to allow 8 storey development of the Townhouse site will result in the loss of harbour and district views for 50% of western facing units in Panorama. It will result in a substantial number of apartments losing their outlook, with a detrimental effect on property values.

Additionally, if the eastern side of Sinclair semi-detached dwellings (25-35) are redeveloped into a high-rise sites, they will obstruct additional views, and therefore more apartments in Panorama Residences and adjoining highway residences will be adversely impacted.

Sinclair Street is at the very boundary of the proposed rezoning and therefore at the furthest point from stations, would have significant view affection if rezoning of that street is approved, and would significantly alter the character of Sinclair Street and the existing tree canopy. There is an imbalance in Crow's Nest. At the proposed density the built form is unsustainable and the actual and perceived density excessive.

Sinclair Street already has higher density housing forms in the form of townhouses and should not be rezoned but be retained to contribute to the housing mix and to preserve the existing character of Sinclair Street.

Crows Nest is known as high density 'Bedroom Suburbs'. Best practice residential development should be located away from major traffic arteries, on a complex fine grain street network with a diverse mix of uses, walkable and adequate open space. The lack of accessible open space will reduce the potential range of demographics that can live in the towers.

Much of Sydney's open space is in the gullies, the transport is on the ridges. Locating excessive densities around transport nodes does not reflect the intent of TODs and will not produce a liveable city.

Cumulative & Community Development Impact

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impacts on our community. Despite widespread opposition from residents, the government is prepared to unilaterally impose this proposal, disregarding local sentiment and the potential negative consequences

Given the significant increase in residents in the last 4 years and the majority of proposals planned for the west side of the Pacific Highway pedestrians have not been taken into account. Higher density and walkability are the keystone of TOD development but the proposed building form, overshadowed windswept streets, lack of open space do not comply with the stated priority for pedestrians in 2036 plan.

Traffic Congestion & Insufficient Traffic Analysis

The most recent comprehensive vehicular traffic study for the area dates back to 2013, failing to account for current congestion levels

No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

Insufficient green space

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I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 1:49:21 PM

Submitted on Thu, 29/08/2024 - 13:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

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No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

Insufficient green space

Crows Nest is lacking in green space, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes and do not represent best practice higher density development.

I agree to the above statement

Yes

Impact on residents of 220 Pacific Highway

Reduction in well-being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama directly facing into proposed new dwellings

Loss of privacy for all eastern facing units in new developments dwellings.

Loss of views for 47-51 west facing units in 220 Pacific Highway

Lack of light and shading in units of new dwellings built on the 8 storey sites in Bruce Street

Issues for Precinct

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair Street residents and guests

Traffic congestion along Sinclair, from Bruce St to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the Melanoma Institute of Australia (MIA) facilities

Loss of the tree canopy on Sinclair Street

Failure to provide 2.83 hectares of open space per 1000 population which is an established benchmark that should apply to St. Leonards and Crows Nest

Loss of maintaining the integrity of the historic skyline Panorama historically visible from many areas

Negative impact on adjacent local character and heritage because of the scale of the proposal

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

16. There should be no additional density (FSR) for site 238-242 Pacific Highway, 1 Bruce Street Crows Nest and 1 Bruce Street, given the excessive density in the precinct. The pocket park can be delivered through a Voluntary Planning Agreement (VPA) from the development sites.

Background

220 Pacific Highway Crow's Nest. (Panorama Residences)

Class 2; 17 story high rise; refurbished hotel; developer Barana Group & builder Probuild Corp (liquidated 2022)

160 units; occupied 2013 as Strata; situated behind residences at 19-41 Sinclair Street; 82 units west facing; 51 units on floors 1-7

Panorama Residences have suffered from two unexpected and uncontrollable events:

-Collapse of the builder, Probuild, leaving a massive liability for unresolved defects

-NSW retroactive ban on cladding and requirement for replacement

Probuild liquidation left unaddressed construction defects; 2019 investigations identified non-compliant external. Current OC remediation costs for defects, water damage and cladding are being borne by all unit owners via special levies to-date of \$5.5million

The owners are, in effect, continuing the purchase of their units while facing property value losses due to the Crows Nest Transport Orientated Development Rezoning proposal in terms of the loss of amenity of the precinct and in terms of the direct impact on harbour views and outlook resulting from the proposals for Sinclair Street. The rezoning proposal goes well beyond the North Sydney Councils, local planning requirements, and if approved would have a detrimental impact on the quality of life for all existing residents in the area

and will have a negative impact on the value of apartments in the area

Issues

The proposal overrides and exceeds the LEP controls of North Sydney, Lane Cove, and Willoughby Councils.

The current proposed development of the NSW State Government does not adequately consider liveability. The actual mass and form of development in such a small area is a false interpretation of a TOD and does not enable reasonable amenity for either existing residents or proposed residents. There is inadequate separation of buildings, lack of green space, tree canopy, deep soil and walkable streets. There is insufficient recreation facilities and services.

The existing Townhouses on Sinclair Street are located at a lower level than Pacific Highway, therefore the majority of the apartments in 220 Pacific Highway currently have district views.

The rezoning and proposal to allow 8 storey development of the Townhouse site will result in the loss of harbour and district views for 50% of western facing units in Panorama. It will result in a substantial number of apartments losing their outlook, with a detrimental effect on property values.

Additionally, if the eastern side of Sinclair semi-detached dwellings (25-35) are redeveloped into a high-rise sites, they will obstruct additional views, and therefore more apartments in Panorama Residences and adjoining highway residences will be adversely impacted.

Sinclair Street is at the very boundary of the proposed rezoning and therefore at the furthest point from stations, would have significant view affection if rezoning of that street is approved, and would significantly alter the character of Sinclair Street and the existing tree canopy. There is an imbalance in Crow's Nest. At the proposed density the built form is unsustainable and the actual and perceived density excessive.

Sinclair Street already has higher density housing forms in the form of townhouses and should not be rezoned but be retained to contribute to the housing mix and to preserve the existing character of Sinclair Street.

Crows Nest is known as high density 'Bedroom Suburbs'. Best practice residential development should be located away from major traffic arteries, on a complex fine grain street network with a diverse mix of uses, walkable and adequate open space. The lack of accessible open space will reduce the potential range of demographics that can live in the towers.

Much of Sydney's open space is in the gullies, the transport is on the ridges. Locating excessive densities around transport nodes does not reflect the intent of TODs and will not produce a liveable city.

Cumulative & Community Development Impact

The simultaneous approval of multiple developments in North Sydney, Crows Nest, and St Leonards is causing severe congestion, frequent road closures, and prolonged construction disturbances. There appears to be a lack of coordination between Councils and State Government in managing these impacts.

The NSW State Government has not conducted adequate research to assess the adverse

impacts on our community. Despite widespread opposition from residents, the government is prepared to unilaterally impose this proposal, disregarding local sentiment and the potential negative consequences

Given the significant increase in residents in the last 4 years and the majority of proposals planned for the west side of the Pacific Highway pedestrians have not been taken into account. Higher density and walkability are the keystone of TOD development but the proposed building form, overshadowed windswept streets, lack of open space do not comply with the stated priority for pedestrians in 2036 plan.

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The most recent comprehensive vehicular traffic study for the area dates back to 2013, failing to account for current congestion levels

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I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 17 August 2024 7:33:42 PM

Submitted on Sat, 17/08/2024 - 19:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████

Last name

████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Longueville

Please provide your view on the project

I support it

Submission

Need to add residential FSR to 2-58 pacific highway st Leonard's. It's not economic for developers to invest in that area in its current state. It is opposite a major public hospital and train station, so a component of the residential FSR should be affordable housing.

I agree to the above statement

Yes

Impact on residents of 220 Pacific Highway

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I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 2:05:58 PM

Submitted on Thu, 29/08/2024 - 14:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tsz Ho

Last name

Wong

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest

Please provide your view on the project

I object to it

Submission

To leave 126 Shirley Rd Wollstonecraft for future development is out of step of the Crows Nest TOD now, it look extremely ugly and totally irrelevant

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 8:38:04 AM

Submitted on Thu, 29/08/2024 - 08:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

My apartment is West facing on [REDACTED] Crows Nest. I currently have a bright sun filled apartment with views to the blue mountains and a skyline sunset every night.

I strongly object to the proposal to include Sinclair Street Crows Nest and Rocklands Road as part of the rezoning for the reasons that follow:

1. Significant reduction in light and introduction of afternoon shading for my apartment;
2. Loss of my total privacy since it will be directly facing into proposed new high rise units.
3. Total and complete loss of my views for which I paid a high price when purchasing.
4. Loss of sunlight and views of sunsets.

5. Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound.
6. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the Melanoma Institute of Australia (MIA) facilities
7. Impact to the tree canopy cover on Sinclair street.
8. Loss of retention of area specific appearance and heritage.

Kind regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 7 August 2024 11:32:54 AM

Submitted on Wed, 07/08/2024 - 11:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

WOLLSTONECRAFT 2065

Please provide your view on the project

I object to it

Submission

Hi, I own property on the opposite side of Sinclair Street to the rezoning proposal and the impact on the street look and feel, congestion and disruption, let alone the increased overshadowing of the property will be extremely detrimental to all properties on this side of the street and will also potentially impact property values.

If the rezoning is going to extend this far into residential Wollstonecraft it should encompass the small additional pocket on the other side of Sinclair street to Gillies Street as well.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 10:50:43 AM

Submitted on Fri, 23/08/2024 - 10:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ana

Last name

Prusevic

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

Reasons for objecting

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School.

Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding.

Significant reduction in light and introduction of afternoon shading for Panorama west facing units.

Impediments to parking and access affecting Mater Hospital, existing Sinclair street

residents and guests.

Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 2:06:05 PM

Submitted on Thu, 08/08/2024 - 14:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Carla

Last name

Lynam

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Naremburn

Please provide your view on the project

I am just providing comments

Submission

I agree with the decision to limit the high-rise to within the Pacific Hwy corridor. This ensures diversity of housing is retained in Naremburn for the many families living in the area, as high-rise only caters to singles, couples without kids/ with one child and retirees.

I am concerned with lack of sporting fields and open space for the thousands of new people moving to the area. Gore Hill is at capacity and already local kids are travelling up to an hour away for sports home games due to lack of fields. The Government needs to investigate undergrounding the facilities building of the new Western Harbour Tunnel and installing sports fields over the top to compensate for the huge increase in residents requiring open space/sports grounds.

Traffic impacts from all the new residents will cause gridlock. Capacity needs to be addressed or other alternatives investigated - such as pedestrian underpasses under Pacific

Hwy to keep traffic moving rather than stopping cars at intersections for pedestrian crossings.

The retention of heritage houses and areas close to the station is very positive. Once heritage is destroyed, it can't be undone. Many people choose to live in the area for the defining character that heritage provides

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 29 July 2024 4:42:14 PM

Submitted on Mon, 29/07/2024 - 16:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Daniel

Last name

Mendes

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Chatswood 2067

Please provide your view on the project

I support it

Submission

I completely support this proposal.

More housing around that area will be instrumental for bringing down the cost of housing in Sydney.

I would however like to see more affordable housing set aside in this proposal as well as housing reserved for nurses, police, paramedics, firefighters and teachers.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 18 August 2024 7:46:49 PM

Submitted on Sun, 18/08/2024 - 19:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Riverview Sydney 2066

Please provide your view on the project

I support it

Submission

Our children can not afford housing the more you build the easier it is for them to get into the market.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 10:33:44 PM

Submitted on Sun, 25/08/2024 - 22:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I objected because of the following reasons:

- 1.Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for al eastern side of new development dwellings.
- 4.Loss of view in 51 westfacing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal HS.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

Impact on residents of 220 Pacific Highway

Reduction in well-being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

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The simultaneous approval of multiple developments in North Sydney, Crows Nest, and St Leonards is causing severe congestion, frequent road closures, and prolonged construction disturbances. There appears to be a lack of coordination between Councils and State Government in managing these impacts.

The NSW State Government has not conducted adequate research to assess the adverse

impacts on our community. Despite widespread opposition from residents, the government is prepared to unilaterally impose this proposal, disregarding local sentiment and the potential negative consequences

Given the significant increase in residents in the last 4 years and the majority of proposals planned for the west side of the Pacific Highway pedestrians have not been taken into account. Higher density and walkability are the keystone of TOD development but the proposed building form, overshadowed windswept streets, lack of open space do not comply with the stated priority for pedestrians in 2036 plan.

Traffic Congestion & Insufficient Traffic Analysis

The most recent comprehensive vehicular traffic study for the area dates back to 2013, failing to account for current congestion levels

No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

Insufficient green space

Crows Nest is lacking in green space, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes and do not represent best practice higher density development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 27 August 2024 7:05:53 PM

Submitted on Tue, 27/08/2024 - 19:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

1. Reduction in amenities and well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works for defects, water ingress, retrospective cladding (NSW ban)
2. Significant reduction in light and introduction of afternoon shading for Panorama west facing units
3. Loss of privacy for west facing units in Panorama directly facing into proposed new dwellings .
4. Loss of privacy for all eastern side of new developments dwellings .
5. Loss of views in 47-51 west facing units in 220 Pacific Highway
6. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities
7. Pedestrian hazard and safety for primary and high school aged student minors from

North Sydney Girls HS and Cammeraygal High School

8. Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests

9. Traffic congestion along Sinclair, from Bruce Street to Pacific Highway Northbound, from Rocklands Road to the Pacific Highway Northbound and Southbound, down Rocklands to the Willoughby area

10. Significant impact to the tree canopy cover on Sinclair street

11. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas

12. Loss of retention of area specific appearance and heritage

13. Impact on existing town services such as sewage, waste, water, electrical sub stations etc

14. Lack of attention to setback and separation

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 10:00:24 AM

Submitted on Thu, 18/07/2024 - 10:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards 2065

Please provide your view on the project

I object to it

Submission

There are too many apartments, reduce the number that are being added.

There is an oversupply of housing in st leonards and crowsnest at the moment (so many apartments are empty), and there is already additional confirmed development happening around the area.

Crowsnest also has a very unique atmosphere which more apartments can easily destroy.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 26 August 2024 9:56:32 AM

Submitted on Mon, 26/08/2024 - 09:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest

Please provide your view on the project

I object to it

Submission

Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwellings and for all eastern side of new developments dwellings.

Loss of views in 51 west-facing units in 220 Pacific Highway

Pedestrian hazard and safety for primary and high school aged student minors from North

Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests

Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities

Impact to the tree canopy cover on Sinclair street

Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas

Loss of retention of area specific appearance and heritage

Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 31 July 2024 12:09:14 PM

Submitted on Wed, 31/07/2024 - 12:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

WOLLSTONECRAFT, NSW 2065

Please provide your view on the project

I am just providing comments

Submission

I have read information provided regarding the rezoning in Crows Nest.

There are 2 key issues not mentioned. Please provide information on:-

1. Allowance for PARKING of extra vehicles for the 3255 new homes and their residents and visitors.
2. What will be the new MAXIMUM BUILDING HEIGHT.

With thanks.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 12 August 2024 9:11:18 PM

Submitted on Mon, 12/08/2024 - 21:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Include St Leonards South for the creation of more affordable housing:

1. It is in walking distance to major transport hubs like station, buses & main arterial road
2. Close distance to city, Chatswood, North Sydney, RNSH, Royal North Shore hospital, Mater Hospital, supermarket, TAFE, medical service etc
3. Big open green space such as Gore Hill oval with 4.4 hectares
4. Other TODS have capacity to provide thousand of housing targets e.g. Homebush have target of 16,100 compare to crows nest 3255. St Leonards South is in a much better location close to many amenities, transport & capacity to support more housing in this precinct & closer to city to support a much larger population than Homebush & a much popular location
5. Residents in St Leonards South support state led rezoning of this area. You have residences support!!!
6. More affordable housing especially in such a popular location especially with Sydney

house prices being so high. Australian people support creation of affordable housing.
Especially so close to the city location and in much more convenient area close to the city

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 19 August 2024 2:43:22 PM

Submitted on Mon, 19/08/2024 - 14:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

Kwan

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

You need to improve the road around st Leonard.

Only one road to get out to Pacific highway from Nicholson Street. You really need to improve the road and not build more houses. Also we need a Westfield kind of shopping mail here. Not a joke mail like 88mail nothing to buy. Thank you

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 19 July 2024 7:17:41 PM

Submitted on Fri, 19/07/2024 - 19:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I am just providing comments

Submission

The proposal needs infrastructure that is going to support it. The roads, hospital and schools are already congested.

We need more public primary and secondary schools this could/should include north sydney girls and boys being converted to non selective schools. It is not logical that these spacious schools are not utilised by local children.

The proposal doesn't include enough public or social housing options for DV victims with children from the local area to accommodate them. Housing affordability in the area is dire for DV victims and single parents. For DV victims to remain in their communities this must be addressed.

RNSH is not able to accommodate the increase in population at present and this must be

addressed with a Medicare urgent care medical centre that can provide access for non emergency patients. There is a lack of bulk billing doctors in the lower north shore at present.

Lack of green space must be a consideration and spaces found to address this should be sought. For children, families, dog walking and sports facilities.

The metro is a fantastic initiative but cancelling alot of the bus routes will affect people that don't live close to the metro including children.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 2:41:14 PM

Submitted on Fri, 23/08/2024 - 14:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ben

Last name

Wales

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Being an owner/resident in a close proximity to the proposed TOD rezone I have the following concerns:

- Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests

- Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound.
- Increased noise and emissions from rooftop services such as ventilation and heating equipment
- Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas
- Loss of retention of area specific appearance and heritage
- Impact on existing town services such as sewage, waste, water, electrical sub stations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 16 July 2024 5:37:20 PM

Submitted on Tue, 16/07/2024 - 17:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████

Last name

████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Object to re-zoning

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 28 August 2024 1:02:02 PM

Submitted on Wed, 28/08/2024 - 13:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Royle

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I support it

Submission

Housing affordability is the number one concern for younger people. NIMBYism at the local level is key to exacerbating affordability negatively. They are self interested in their own property values and asset appreciation.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 1:45:31 PM

Submitted on Thu, 08/08/2024 - 13:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tanya

Last name

Hardy

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2230

Please provide your view on the project

I object to it

Submission

To whom it may concern,

I wish to object to the housing development as proposed. Minister Scully has promised up to 15% of homes would be affordable.

I support density and I support affordable housing, not the current situation of profit being prioritised over people and quality of life.

Moving forward with proposals that are less than 15% affordable sets a terrible precedent.

My support for density is not unqualified support for developer profits!

Regards,



I agree to the above statement
Yes

Impact on residents of 220 Pacific Highway

Reduction in well-being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)

Significant reduction in light and introduction of afternoon shading for Panorama west facing units

Loss of privacy for west facing units in Panorama directly facing into proposed new dwellings

Loss of privacy for all eastern facing units in new developments dwellings.

Loss of views for 47-51 west facing units in 220 Pacific Highway

Lack of light and shading in units of new dwellings built on the 8 storey sites in Bruce Street

Issues for Precinct

Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School

Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair Street residents and guests

Traffic congestion along Sinclair, from Bruce St to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound

Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the Melanoma Institute of Australia (MIA) facilities

Loss of the tree canopy on Sinclair Street

Failure to provide 2.83 hectares of open space per 1000 population which is an established benchmark that should apply to St. Leonards and Crows Nest

Loss of maintaining the integrity of the historic skyline Panorama historically visible from many areas

Negative impact on adjacent local character and heritage because of the scale of the proposal

Impact on existing town services such as sewage, waste, water, electrical sub stations etc

16. There should be no additional density (FSR) for site 238-242 Pacific Highway, 1 Bruce Street Crows Nest and 1 Bruce Street, given the excessive density in the precinct. The pocket park can be delivered through a Voluntary Planning Agreement (VPA) from the development sites.

Background

220 Pacific Highway Crow's Nest. (Panorama Residences)

Class 2; 17 story high rise; refurbished hotel; developer Barana Group & builder Probuild Corp (liquidated 2022)

160 units; occupied 2013 as Strata; situated behind residences at 19-41 Sinclair Street; 82 units west facing; 51 units on floors 1-7

Panorama Residences have suffered from two unexpected and uncontrollable events:

-Collapse of the builder, Probuild, leaving a massive liability for unresolved defects

-NSW retroactive ban on cladding and requirement for replacement

Probuild liquidation left unaddressed construction defects; 2019 investigations identified non-compliant external. Current OC remediation costs for defects, water damage and cladding are being borne by all unit owners via special levies to-date of \$5.5million

The owners are, in effect, continuing the purchase of their units while facing property value losses due to the Crows Nest Transport Orientated Development Rezoning proposal in terms of the loss of amenity of the precinct and in terms of the direct impact on harbour views and outlook resulting from the proposals for Sinclair Street. The rezoning proposal goes well beyond the North Sydney Councils, local planning requirements, and if approved would have a detrimental impact on the quality of life for all existing residents in the area

and will have a negative impact on the value of apartments in the area

Issues

The proposal overrides and exceeds the LEP controls of North Sydney, Lane Cove, and Willoughby Councils.

The current proposed development of the NSW State Government does not adequately consider liveability. The actual mass and form of development in such a small area is a false interpretation of a TOD and does not enable reasonable amenity for either existing residents or proposed residents. There is inadequate separation of buildings, lack of green space, tree canopy, deep soil and walkable streets. There is insufficient recreation facilities and services.

The existing Townhouses on Sinclair Street are located at a lower level than Pacific Highway, therefore the majority of the apartments in 220 Pacific Highway currently have district views.

The rezoning and proposal to allow 8 storey development of the Townhouse site will result in the loss of harbour and district views for 50% of western facing units in Panorama. It will result in a substantial number of apartments losing their outlook, with a detrimental effect on property values.

Additionally, if the eastern side of Sinclair semi-detached dwellings (25-35) are redeveloped into a high-rise sites, they will obstruct additional views, and therefore more apartments in Panorama Residences and adjoining highway residences will be adversely impacted.

Sinclair Street is at the very boundary of the proposed rezoning and therefore at the furthest point from stations, would have significant view affection if rezoning of that street is approved, and would significantly alter the character of Sinclair Street and the existing tree canopy. There is an imbalance in Crow's Nest. At the proposed density the built form is unsustainable and the actual and perceived density excessive.

Sinclair Street already has higher density housing forms in the form of townhouses and should not be rezoned but be retained to contribute to the housing mix and to preserve the existing character of Sinclair Street.

Crows Nest is known as high density 'Bedroom Suburbs'. Best practice residential development should be located away from major traffic arteries, on a complex fine grain street network with a diverse mix of uses, walkable and adequate open space. The lack of accessible open space will reduce the potential range of demographics that can live in the towers.

Much of Sydney's open space is in the gullies, the transport is on the ridges. Locating excessive densities around transport nodes does not reflect the intent of TODs and will not produce a liveable city.

Cumulative & Community Development Impact

The simultaneous approval of multiple developments in North Sydney, Crows Nest, and St Leonards is causing severe congestion, frequent road closures, and prolonged construction disturbances. There appears to be a lack of coordination between Councils and State Government in managing these impacts.

The NSW State Government has not conducted adequate research to assess the adverse

impacts on our community. Despite widespread opposition from residents, the government is prepared to unilaterally impose this proposal, disregarding local sentiment and the potential negative consequences

Given the significant increase in residents in the last 4 years and the majority of proposals planned for the west side of the Pacific Highway pedestrians have not been taken into account. Higher density and walkability are the keystone of TOD development but the proposed building form, overshadowed windswept streets, lack of open space do not comply with the stated priority for pedestrians in 2036 plan.

Traffic Congestion & Insufficient Traffic Analysis

The most recent comprehensive vehicular traffic study for the area dates back to 2013, failing to account for current congestion levels

No new developments for the area should be approved by the NSW State Government or Councils until such time as a detailed study is undertaken by the State Government concerning the current vehicular traffic congestion, traffic flows, construction congestion and parking. The Pacific Highway and side streets in this area are currently extremely congested at peak times with insufficient access to and from existing developments.

Insufficient green space

Crows Nest is lacking in green space, overall nature, public amenities and recreational precincts, particularly when compared to most of its neighbouring suburbs. Our residents have to live in the area and put up with all the developments approved by the State Government and Councils, with some that go totally against local planning and residents' values and wishes and do not represent best practice higher density development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 26 August 2024 8:49:41 PM

Submitted on Mon, 26/08/2024 - 20:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

I would like my name and personal contact details to remain confidential

Yes

Info

Email

■

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

i object because

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress and cladding.
2. Significant reduction in light and introduction in light and afternoon shading for Panorama West facing units.
3. Loss of privacy for west facing units in panorama that will be directly facing into the proposed new dwellings and for al eastern side of new development dwellings.
- 4.Loss of view in 51 west facing units in 220 Pacific Highway.
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls High School and Cammeraygal High School.
6. Impediments to parking and access affecting Mater Hospital and MIA existing Sinclair St residents and guests.

7. Traffic Congestion along Sinclair and from Bruce to Pac Hwy Northbound and from Rocklands Rd to Pac Hwy North and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the melanoma institute of Australia (MIA) facilities.
9. Impact to tree canopy cover on Sinclair St.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwelling built on the 8 storey sites in Bruce Steet.
13. Impact on existing town services such as sewage, waste, water electrical substations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 26 August 2024 10:17:08 AM

Submitted on Mon, 26/08/2024 - 10:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my name and personal contact details to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest

Please provide your view on the project

I object to it

Submission

1. Reduction in well being of owner/residents currently continuing to significantly invest in unanticipated remedial and rectification works on defects, water ingress, cladding (NSW ban)
2. Significant reduction in light and introduction of afternoon shading for Panorama west facing units
3. Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwellings and for all eastern side of new developments dwellings .
4. Loss of views in 51 west facing units in 220 Pacific Highway
5. Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School
6. Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests
7. Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and

from Rocklands Road to the Pacific Highway Northbound and Southbound

8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities

9. Impact to the tree canopy cover on Sinclair street

10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas

11. Loss of retention of area specific appearance and heritage

12. Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street

13. Impact on existing town services such as sewage, waste, water, electrical sub stations etc

I agree to the above statement

Yes