

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 3:05:06 PM

Submitted on Wed, 07/08/2024 - 15:04

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 am concerned that the proposed open space in Sinclair Street Crows Nest has very little certainty of being delivered. I am supportive of the open space in this location - as the planning documents provide a good rationale relating to a lack of local open space in this southern area; the solar access and the fact that it is currently a vacant site. However, the proposed LEP maps shows the site as proposed Residential Zone, with a FSR of 2 and a height of approximately 7m. I understand that the site is not in public ownership and that the Urban Design report acknowledges that it is not proposed to be zoned for open space. This is an inadequate response to the need for open space. A park in this location is needed and the Crows Nest Plan needs to provide the mechanisms to ensure it can and will be delivered via:

- 1) All design documentation to recognize the site for at-grade public park
- 2) LEP maps which recognize the site for open space
- 3) ensuring infrastructure funding plans identify the purchase and embellishment costs

associated with delivery of this park

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 10:56:38 PM

Submitted on Tue, 23/07/2024 - 22:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

John

Last name

Sarkis

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2088

Please provide your view on the project

I am just providing comments

Submission

Hi Planning Team,

The zone needs to be tweaked.

It really should continue towards North Sydney Boys high, Redlands etc school and over the highway into Neutral bay/Mosman etc

Additionally.

Greenwich/Artarmon/Willoughby has been missed. Which has great schools and is very low density. This is a logical continuation of the zone.

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 10:46:06 AM

Submitted on Sat, 27/07/2024 - 10:45

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 object to it

Submission

Site 270-272 Pacific Highway, Crows Nest is 13 storeys and FSR of 6 yet Sinclair St is 8 storeys and only an FSR of 2.

For home owners to be incentivised to sell, the FSR and/or height needs to be significantly higher. You need to consider that homeowners need to buy a like-for-like property in the area in approximately 3 years time when settlement with the developers occurs. There's an opportunity to convert 14 residential houses on Sinclair St & 1 commercial site on Bruce St (through an agreed collective) to 150+ apartments however you need to make it financially viable for the owners.

Also, if the building at 270-272 only needs minimal setbacks & can occupy the majority of the site then why does Sinclair St require a 12 metre setback at the rear?

Take a look at the overshadowing of 270-272 Pacific Highway and housing development on Sinclair St should be permitted within the same overshadowing envelope.

The question I raise is - Why is a 13 storey building overshadowing a 2 storey residential

site ok?

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 10:39:50 AM

Submitted on Fri, 16/08/2024 - 10:39

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 respectfully object to the proposed rezoning of land in Nicholas and Sinclair Streets as part of the Crows Nest Transport-Oriented Development. As a homeowner in a ██████████ ██████████ Wollstonecraft, I am deeply concerned about the impact on the local community and heritage area.

The proposed R3 and R4 zoning would significantly alter the character of this village-like area. It would increase pressure on already strained local infrastructure, including roads, schools, parks, and hospitals. Additionally, the impact on utilities, open spaces, and tree coverage has not been adequately addressed. There are also concerns about increased traffic congestion and noise around my property, with greater density leading to more disruption and reduced quality of life.

I ask the state government to reconsider this rezoning, to preserve the character of the area,

and to ensure any development aligns with community expectations and the need for additional housing in a balanced and thoughtful manner.

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, 4 August 2024 3:30:38 PM

Submitted on Sun, 04/08/2024 - 15:29

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 support it

Submission

I agree with the eastern boundary of the Crows Nest TOD area. It is important not to impinge on Crows Nest's 'East Street' are especially along Willoughby 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: Sunday, 25 August 2024 11:11:09 AM

Submitted on Sun, 25/08/2024 - 11:10

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

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

I object to the changes to building levels specifically in the areas surrounding ██████████
██ which is where I jointly own a unit in which I reside. I object for
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 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

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, 30 July 2024 9:33:02 AM

Submitted on Tue, 30/07/2024 - 09:32

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

Chippendale 2008

Please provide your view on the project

I support it

Submission

I support this.

Despite being a much less in-demand location, the Bankstown TOD precinct has 3-4 times as many homes as these precincts.

The 'area of change' should extend to a full 800m radius around the station, enabling a minimum of 6-storey development for that whole area.

Impacts on Heritage Conservation Areas should not be a consideration when drawing up these plans.

No parking minimums should apply to developments in these areas.

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 8:25:43 PM

Submitted on Tue, 23/07/2024 - 20:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Emma

Last name

Bransgrove

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 am just providing comments

Submission

I live at [REDACTED] Wollstonecraft and object to the building only being allowed to be 3 stories high. Over the road there is a 10 story building and it is in a high density area so 3 stories does not make sense. We currently have 4 stories and should be able to build much higher than 10 stories.

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 11:14:56 AM

Submitted on Wed, 21/08/2024 - 11:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Milos

Last name

Carkic

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2192

Please provide your view on the project

I object to it

Submission

I am writing to object to the proposed rezoning for Block 1 of the Crows Nest Transport-Oriented Development (TOD). As a regular visitor to the area, I believe this proposal will have significant negative impacts on the local character, community, and environment.

In particular, the proposed 8-storey building height along Sinclair Street and the 12-storey height along Pacific Highway represent a stark increase from what was previously envisioned in the 2036 Plan. The introduction of an 8-storey structure will create a jarring transition from the lower-density, low- to mid-rise housing in the south-west. This type of development threatens the existing heritage character and aesthetic of the Wollstonecraft area, which is one of its most appealing qualities for residents and visitors. The vision set out in the 2036 Plan should be upheld to ensure the integrity of the area of Block 1 remains intact.

Additionally, the increase in Floor Space Ratios for Block 1—from 4.5:1 to 6:1 along the Pacific Highway and from 2:1 along Sinclair Street—will intensify the density of this already congested area. This will likely result in increased traffic, noise, and overshadowing, further diminishing the liveability and appeal of the Wollstonecraft neighbourhood.

While I acknowledge that the proposal includes new open spaces, which are much needed in the area, it is critical that these spaces be positioned thoughtfully to best serve the existing and future population and current community spaces. The current proposal does not sufficiently address this, with the proposed open spaces not concentrated near essential community facilities like the Mater Hospital and educational institutions such as North Sydney Girls, North Sydney Demonstration School, and Cammeraygal High School, which would most benefit from the open spaces.

The plan should prioritise placing open spaces closer to 19-23 Sinclair Street in Wollstonecraft rather than the current proposal by a main road (next to Shirley Road). This recommendation will better serve the community by integrating with established medical and educational spaces and ensuring more meaningful benefits for residents, students, patients and visitors while increasing tree coverage in an area already lacking in greenery.

Thank you for your 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: Tuesday, 13 August 2024 1:55:22 PM

Submitted on Tue, 13/08/2024 - 13:54

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

Artarmon

Please provide your view on the project

I object to it

Submission

To Whom it may concern.

I would discourage the proposed use of 4B Herbert St St Leonards.

Selling land off a hospital site may improve this years budget but will ultimately cost the taxpayer dearly when the government of the day has to buy back in. You can't say we haven't seen it before. Private enterprise will do alright but health services are long term and core and should take priority over short term gain.

If you have to go ahead with it then go into a partnership and maintain medical services of some description in the building to maintain the government stake for the future.

Accommodation for essential services is, "essential". But somehow I doubt a private entity

is going to take a bath on the sale/rent value of the units, I'm pretty sure they will be looking to maximise and make up the profit on the others and will be selling to the high end or investors.

And this is the underlying problem with "TOD" and associated policies. It is a deceit to present these changes as a pathway to affordable housing. The dollars involved in a "home" are now just too big for even dual income moderate to high earners to cope with let alone comfortably cope with. Renting, buying or upgrading it doesn't matter what part of the cycle you enter the dollar difference is very difficult to overcome and TOD will add fuel to the fire.

All the much discussed causes and effects are there. We all know that for now no government will survive picking the pocket of property ownership. That doesn't mean that it was a good idea to make the current generation of property owners delightfully, ecstatically, gratefully more wealthy than they could dream of. To find the beneficiaries just follow the money. I suspect this will go down as one of the greatest wealth transfers this country has seen. I also think in time that transfer will be to the corporates as individuals and families are priced out. They will become our landlords and we will become a nation of tenants, a big step on the way to serfdom. How very modern Australia. Just stop and think for a moment how momentous that change will be to this country's psych as it rolls out. If it removes a fundamental opportunity for the ordinary person to aspire to own their own home it will shift society to a place it will not want to go. In plain english a reduction in living standards for most.

Yes, I am a home owner!

P.s. Keep some human scale, 62 stories?

Heritage areas: it's in the name. It's an area. If you alter bits of it you negate the total being greater than the sum of the parts. The only people who don't seem to like Heritage areas are developers. You are our government, it's our heritage, maybe it would be better not hinder people who choose to and pay dearly to live in and look after that heritage.

Cheers



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 7:33:37 PM

Submitted on Tue, 23/07/2024 - 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

St Leonards

Please provide your view on the project

I object to it

Submission

Just because you have a metro and then shut down bus 320 does not give u the need to rezone the whole area . It will mean that the once nice area will be cluttered with more people and traffic

This is not ideal and not the way to go

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 3:17:12 PM

Submitted on Fri, 23/08/2024 - 15:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sally

Last name

Goodman

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 am concerned with the overdevelopment of the area for many reasons

Inadequate infrastructure requirements for additional dwellings

increased traffic flow particularly in streetslike Sophia Street where it is Increasingly difficult to navigate from my house owing to the incredible amount of traffic using this street as a rat run between Ernest and Holterman Streets

A lack of green space in the area for the amount of people who require it with apartment living and replacement of Green canopy needed

on street parking is at a premium now and will only get worse as so many apartments are not providing parking on site

Willoughby Road is now full of tobacco shops, nail bars, sex shops , barber shops and little (and down market) retail premises

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, 15 August 2024 9:41:01 AM

Submitted on Thu, 15/08/2024 - 09:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Christina

Last name

Hopkins

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 write to respectfully submit my objection to the proposed rezoning of land in Nicholas and Sinclair Streets as part of the Crows Nest Transport-Oriented Development.

As a landowner who lives in a heritage building [REDACTED], I am deeply concerned about the negative impact this rezoning will have on both the heritage conservation area and the broader community.

The proposed R3 and R4 high-density zoning would significantly alter the character of the Crows Nest and surrounding village, an area that has historically maintained a lower-density, village-like atmosphere. The introduction of medium to high-density developments in such proximity to heritage buildings, like mine, would undermine the integrity of these conservation areas. Furthermore, the increase in building heights of up to 8 stories as proposed, would obstruct views, overshadow the surrounding properties, and

reduce both solar access and privacy into my apartment, this should be reconsidered to a lower more appropriate level for the street and remain at its current height of the existing buildings. This is a particularly distressing concern for me as a young female homeowner who has worked tirelessly to afford a home in this area. The value of my property would be dramatically reduced if this rezoning were approved, a consideration that should not be overlooked.

While I acknowledge the need for more housing in Sydney and understand the difficulties young people face, being one myself, in entering the property market, it has always been the understanding that higher-density developments would be concentrated around St Leonards and the area surrounding the Metro station. This would be a more appropriate location for such development due to its topography and existing infrastructure, unlike the Crows Nest and Wollstonecraft villages, which was intended to remain a lower-density precinct.

The increased density proposed in Nicholas and Sinclair Streets is out of step with the community's expectations and would create undue stress on local roads, parks, schools, and hospitals. These community assets are already under strain, and the plan does not adequately account for the increase in demand that would accompany high-density developments. Notably, the rezoning proposal fails to sufficiently address the lack of open spaces and tree coverage around Sinclair Street, which are already insufficient in the current conditions.

Additionally, I believe the impact on local traffic has been underestimated. While the Metro was initially presented as a solution to traffic congestion, the significant delays in its opening—most recently the postponement of the promised August 4 launch—have eroded community trust in the government's ability to manage such large-scale developments effectively. Increased traffic will only worsen an already congested area, with adverse effects on quality of life for residents.

One critical aspect that has not yet been addressed in the proposal is the potential impact on local utilities. As of now, there has been no clear identification or study of how the water, sewerage, electricity, and waste management systems would cope with the increased demand brought on by a substantial rise in population density, this should be considered prior to deciding the rezoning.

The educational precinct around North Sydney Girls High School is another important consideration. Increased density in this area could lead to overcrowding and place additional pressure on an already busy precinct.

Additionally, I have serious concerns about the potential for wind tunneling and overshadowing, as has been witnessed in the St Leonards area, particularly near the Landmark building. These developments have resulted in cold, shadowed, and windy environments that are less desirable for both residents and visitors. It is critical that we avoid the same outcome for Crows Nest and Wollstonecraft village, which has always been known for its vibrant community atmosphere.

In conclusion, I strongly urge the state government to reconsider this rezoning proposal and to take into account the concerns of local residents like myself. The character of Crows Nest Village and Wollstonecraft should be preserved, and any future development should be carefully planned to ensure it aligns with the needs and expectations of the community while also addressing housing shortages in a balanced and thoughtful manner.

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 11:41:36 AM

Submitted on Thu, 29/08/2024 - 11:41

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

Hi,

Nicholson street and Oxley Street in St Leonards are quite small and narrow roads, these two roads have already been quite busy and jam while residents drive to work in morning and go home after work.

Can't image if there are more new apartments built in Nicholson st and Oxley st, the traffics will be even worse than current tough situation.

Thanks.

Ben C

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 10:49:28 AM

Submitted on Fri, 19/07/2024 - 10:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Steve

Last name

Wakeham

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 am just providing comments

Submission

There are many areas to upzone but please leave heritage and conservation areas alone! Houses in the conservation zone are almost all over 100 years old and have been renovated to a high standard and the history must be kept for future generations! Additionally the blocks are very small, the properties are expensive and not particularly suitable to amalgamation in the first place.

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 9:23:44 AM

Submitted on Sat, 03/08/2024 - 09:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brandon

Last name

Li

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards

Please provide your view on the project

I object to it

Submission

Hi there,

There is currently a traffic problem at the intersection on Oxley Street turning onto Pacific highway for either directions left and right. All residents in apartments living on Christie Street, Lithgow Street and Nicholson Street all have to access Oxley street to get onto Pacific Highway and traffic backs up all the time as this is the only street to get out of. This is a huge issue during peak hours especially turning right onto Pacific Highway (city-bound). Building more apartments in this area will create an even bigger traffic problem with more residents backing up the intersection at Oxley Street making it very difficult for cars to get out of the street. Furthermore, when the Metro opens it will be impossible for cars to turn right or left with the increase of pedestrians crossing the road on both sides of the intersection on Pacific highway which will back up more cars on Oxley Street over many rounds of traffic lights.

Many 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: Wednesday, 21 August 2024 4:59:13 PM

Submitted on Wed, 21/08/2024 - 16:59

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

Please provide your view on the project

I support it

Submission

Do it all...or even go more dense...and do it as fast as possible.

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 8:40:26 PM

Submitted on Thu, 08/08/2024 - 20:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

zac

Last name

stanley

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 am just providing comments

Submission

Acceleration of 116 Shirley into rezoning to avoid costly concrete cancer issues that are ineffective and risky

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 8:43:41 PM

Submitted on Wed, 28/08/2024 - 20:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Syedddara

Last name

Mashalian

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

I am writing to request the demolition of building at 126 Shirley Rd, Wollstonecraft, as it is extremely unsightly and out of place. Leaving this building standing is inconsistent with the current vision for the Crows Nest TOD area. It would appear extremely ugly and irrelevant in the context of future 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: Wednesday, 28 August 2024 2:17:31 PM

Submitted on Wed, 28/08/2024 - 14:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Murray

Last name

Davies

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

st leonards

Please provide your view on the project

I object to it

Submission

The 2036 plan was reasonable and a balanced plan.

Traffic congestion will already further worsen as per the 2036 plan with many more developments still to come of great scale. We recently seen with completion of 88 Christie Street and also now the new foot crossings on the Pacific Highway/Oxley because of the Metro now open, the traffic congestion is getting very bad quickly.

Even though we live next to a train station and now a Metro some people still need cars for their employment and need to travel on the roads. Recently this has been getting very bad and will become untenable with the TOD plans.

There has been no attempt in the TOD to limit car spaces, given the proximity of these developments to public transport.

I am [REDACTED], St Leonards NSW 2065 and have serious concerns regarding the proposed increase height of 448-456 Pacific Highway, St Leonards from 30 storeys to 40 storeys.

There is so much empty office space In the city and local area already i cannot see why we need to build so high and bring so many people into the area to live and work.

This is excessive and will exacerbate the existing traffic problem for residents as well as over populate the area.

The specific traffic problem I am referring to is there is only 1 exit from where residents from the Landmark (500 Pacific Highway), Mirvac buildings (472-486 Pacific Highway) who all have their car park entry/exits on Nicholson street, also 88 Christie Street & future NicholSEN & Christie street developments or anyone else who lives on the South side of the Pacific Highway near that area all get funneled to Oxley Street. If they need to turn left or right onto the Pacific Highway from Oxley street good luck!

With Nicholson street being blocked at Oxley street and now with pedestrian lights moving to the side of the car wash site @ the Pacific Highway & Oxley, a maximum of 3-4 cars get around each time turning left or right.

It seems now that it is going into excessive mode with additional developments and height increases to meet Housing targets. Other developments in the area that will all add to this issue that have not been started yet are :

448-456 Pacific Highway (car wash)

29-57 Christie street

46-52 Nicholson street

524-542 Pacific Highway (Telstra building)

I hope this is something that can be addressed. St Leonards and North Sydney are fantastic areas to live in. This however is going to destroy the family friendly area to being over populated.

[REDACTED]

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 1:51:37 PM

Submitted on Thu, 29/08/2024 - 13:51

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 will greatly affect the traffic in the area, which is already a significant issue for the residents.

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, 28 July 2024 10:12:49 PM

Submitted on Sun, 28/07/2024 - 22:12

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

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I object to this proposal, people move to the area, settle and embed themselves in a community because they like the way it is, the amenities, the density, the vegetation, and for many other reasons. This proposal is only going to negatively impact those that already live here, we don't want or need increased congestion, increased pollution, increased noise, increased cars, increased crime. Leave the area with its current zoning and density.

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 10:16:43 AM

Submitted on Thu, 08/08/2024 - 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

North Parramatta

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Crows Nest TOD.

Hello, I am someone who currently works and lives in Sydney. I work as a disability support worker and an outside school hours educator, despite having two jobs to support myself I still find myself struggling to keep up with the cost of living, especially the cost of housing. Every year my rent increases significantly and I have no other choice but to struggle and cope with it. Additionally, as a young person who has casual jobs, I found it extremely difficult to lease a home initially and now that I did get a lease I try not to complain about the safety issues and broken things in my house because of the fear of not having my lease renewed because it is so hard to find another home.

It is not beneficial to have a range for the number of affordable housing that will be developed. I believe that a higher percentage of affordable housing, with 15% as the fixed

minimum, would be more impactful. Therefore, I support increased density, as I believe that increasing the availability of affordable housing is the minimum that can be done to address the current housing crisis.

I agree to the above statement

Yes

I support the revamp of Crows Nest, but I hope you can give this your strong consideration so we are not trapped with a building with diminishing value.

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 7:15:08 PM

Submitted on Sun, 25/08/2024 - 19:14

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

Traffic congestion along Sinclair & from Bruce to Pacific Highway northbound & from Rocklands rd to Pacific Highway northbound & southbound! Also loss of retention of area specific appearance & heritage!

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 12:27:58 PM

Submitted on Tue, 27/08/2024 - 12:27

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

2065

Please provide your view on the project

I object to it

Submission

The proposed dev will completely obstruct my view and severely undermines my unit value which on level 2

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 6:04:13 PM

Submitted on Fri, 19/07/2024 - 18:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Matthew

Last name

Lange

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2067

Please provide your view on the project

I support it

Submission

This will create more opportunities to have living closer to Sydney's major CBD and having the reliable public transport system linking North Sydney with the rest of the city and surrounding suburbs.

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 5:09:23 PM

Submitted on Tue, 16/07/2024 - 17:09

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

I Support the project, especially the commitment to green space, retention of canopy and mandated affordable housing targets.

However the project should not involve any buildings higher than 10 storeys. We know that no matter how tall buildings are designed or where they are located, they create huge overshadowing, wind tunnels and disconnection of residents.

The essential character of Willoughby Rd, with its eateries and local feel, should not be compromised

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, 30 July 2024 10:14:30 PM

Submitted on Tue, 30/07/2024 - 22:14

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

Lane Cove 2066

Please provide your view on the project

I am just providing comments

Submission

I would like to support the rezoning proposal overall but also that it should extend further than what is proposed. Specially the site at 10-18 Hume St Wollstonecraft should be considered for rezoning to mixed use with much higher FSR of at least 9:1 and height of building of at least 100 meters. The site is almost 6000sqm with 2 street frontages and only a short 150-200m walk from Hume St entrance to the new Crows Nest metro station. The current site consists of a strata complex in need of significant structural repairs and waterproofing issues. As an owner ██████████ the cost to fix these structural issues would be cost prohibitive for many of the existing owners and we believe a rezoning can alleviate this issue and facilitate a strata renewal and redevelopment would deliver many new homes especially affordable housing in a well situated location.

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 7:37:09 PM

Submitted on Sun, 25/08/2024 - 19:36

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. We have recently provided substantial money to comply with the Council's fireproof cladding, etc.
2. Loss of privacy & views.
3. Increase in pedestrian hazards near schools, etc.
4. Traffic congestion of streets near the Mater Hospital and surrounding areas.
5. Increase in noise.
6. Lack of light in certain parts near the proposed 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 12:48:54 PM

Submitted on Mon, 26/08/2024 - 12:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brian

Last name

Abbott

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Turramurra

Please provide your view on the project

I object to it

Submission

Dear Sir,

I am the owner [REDACTED] and would just like to advise that I am not happy with the recent zoning of our block of 4 units of which we are apart. If the current re-zoning proposal stands then our quality of living will be severely impacted and we will be forced to move. We will be totally surrounded by huge multi storey buildings that will drastically shade us and totally suffocate us. We feel our unit will definitely become unlivable.

The only real option then is for our block to be zoned as high rise like the other areas on the Highway so that we can benefit from the extra equity that will provide and allow us to relocate to another quieter area or perhaps even buy into one of the new units that will be constructed near the new Crows Nest Metro.

Regards,

[REDACTED]



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 8:46:21 PM

Submitted on Wed, 28/08/2024 - 20:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Vachik

Last name

Ohanesianghezjeljh

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

I urge the NSW planners and development department to consider demolishing building at 126 Shirley Rd, Wollstonecraft. The building is visually unappealing and does not align with the modern developments in the Crows Nest TOD area. Keeping it would only detract from the overall aesthetic and relevance of the neighborhood's future growth.

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 1:52:05 PM

Submitted on Thu, 29/08/2024 - 13:51

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, 9 August 2024 10:43:34 AM

Submitted on Fri, 09/08/2024 - 10:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Emma

Last name

O'Toole

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

I am an owner of [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 favorable 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: Thursday, 29 August 2024 12:02:18 PM

Submitted on Thu, 29/08/2024 - 12:02

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

2065

Please provide your view on the project

I object to it

Submission

I object the rezoning plan as it would cause significant stress on local resources.

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 3:49:45 PM

Submitted on Tue, 16/07/2024 - 15:49

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

Please provide your view on the project

I object to it

Submission

The TOD should be limited to the pacific hwy boundary on the St Leonard's side and a tiered down approach in building height should be adopted moving towards crows nest village. Oxley/ Albany street already utilises that high to medium tiered approach. There is very little actual utility in adopting a TOD on the main crows nest side of the pacific hwy (except I presume directly on top of the station) which will create a bottle neck and wind tunnel too close to the heart of crows nest. Traffic, parking and canopy coverage, shadowing on limited green space has not been considered in such a blanket Tod adoption. Creating a clear delineation of high rises by the highway will generate the housing you require without sacrificing amenity. Once the soul of crows nest village is destroyed you can never get it back. The failures of the st Leonard's forum should be examined and not be repeated in crows nest. Also not the brutalist heritage buildings on Oxley should be preserved which may make for an odd streetscape should the TOD extend to that 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: Friday, 9 August 2024 2:55:32 PM

Submitted on Fri, 09/08/2024 - 14:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

Macourt

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

It's great that the heritage area east of Willoughby rd will be preserved. Its essential that this part of our history and communities preserved

The roads east of Crows Nest station, including Willoughby, Alexander, Oxley and Clarke Rds should be reduced to a single one-way lane to encourage pedestrian traffic, amenity and green space / trees.

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, 2 August 2024 12:02:43 PM

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

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

St Leonards

Please provide your view on the project

I object to it

Submission

I object to the proposal especially on Herbert street. We do not have the infrastructure to withstand such changes. To destroy green space for more units seems overuse for streets which are effectively 1 lane each way. The traffic disruptions to existing residents will force us out and we'll have to pay overprices to move. It's not fair

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 5:29:56 PM

Submitted on Sat, 03/08/2024 - 17:29

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 proposal is totally nonsense!

This land should only be used for medical/health purpose.

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, 15 August 2024 12:27:35 PM

Submitted on Thu, 15/08/2024 - 12:27

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

Please provide your view on the project

I object to it

Submission

Good afternoon,

My name is ██████████ and I am a resident of Crows Nest.

In what was initial excitement around our beautiful suburb upon hearing about the new Metro, has now turned into disappointment as our little village-like suburb is being overrun with new buildings and an excessive influx of new residents.

We purchased our property because of this small village feel and tight-knit community (Paying a substantial amount for this privilege) and it is not fair that new buildings of this

size and being pushed into our community. The new Metro aside, the suburb of Crows Nest is not equipped with the resources and infrastructure to support this many new residents.

We live on the Pacific Highway with nice views across to the Harbour. We are so upset to read that Sinclair St will be allowed to build apartment blocks, can I ask how current residents will be compensated for our loss of views?

Why is there an obsession with ruining the characteristics of our peaceful suburbs with a village-type feel for tall buildings?

Quite simply, these new buildings would ruin the beautiful Crows Nest as it now stands and cause the current residents a lot of angst. We do not want to follow the urban issues of a Zetland or Green Square and remain a desirable place for our current residents. There is ample space in locations such as the Central Coast, why isn't funding going into places like this and equip these locations with high speed transport etc? Can we please stop Premier Minn's obsession with high density living in our current pristine Lower North Shore.

Thank you for taking the time to read through my submission, and I am happy to talk at any time if you need any further information.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

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 10:16:47 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

Alexander

Last name

Sterligov

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

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.

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 10:05:55 PM

Submitted on Mon, 29/07/2024 - 22:05

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

2065

Please provide your view on the project

I object to it

Submission

Not supporting over developing crows nest, St Leonards has already become too crowded.
I hope crows nest is able to keep its own low-rise and chill vibe.

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 10:26:09 PM

Submitted on Sun, 11/08/2024 - 22:25

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

Crows Nest

Please provide your view on the project

I support it

Submission

The rents are crazy - can't even get less than \$400 for a room in an apartment. We need to build more housing and increase density ASAP.

To save space, we must reduce reliance on cars - need more public transport, active transport (cycleways) and community facilities as not everyone will have their own backyard anymore.

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 1:39:29 PM

Submitted on Thu, 29/08/2024 - 13:39

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: Sunday, 28 July 2024 7:00:26 PM

Submitted on Sun, 28/07/2024 - 19:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Marcello

Last name

Cantafio

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2068

Please provide your view on the project

I object to it

Submission

I object to this proposal which will increase the local population with 8,000 new dwellings as it does not also include provisions to expand local services, in particular medical. To see a bulk billed GP in our area takes a minimum of 2-4 hours, or booking ahead 1-3 days. Visiting Emergency is a minimum 8-12 hour ordeal. Parking in the hospital is extremely expensive and the carpark is often full. I strongly object to adding this many new residents without the proposal also mandating investment in not just sustaining but improving current poor access to medical help. Green recreation space and traffic congestion also needs to be properly addressed in the proposal.

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, 2 August 2024 3:26:55 AM

Submitted on Fri, 02/08/2024 - 03:26

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

St Leonards

Please provide your view on the project

I object to it

Submission

Due to heavy flights in and out from helicopter low from the Hospital passing cross rail, passing Chandos St and the railway car parking area, I do not agree with building high rise building.

helicopter flight lower than both Forum buildings most of the time. This could be very danger.

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 3:30:28 PM

Submitted on Wed, 28/08/2024 - 15:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Helen

Last name

Woodman

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonard's 2065

Please provide your view on the project

I object to it

Submission

I can't help thinking that the people putting together the TOD proposal, have never spent much time in hospital.

If Lot 4B in the Herbert Street precinct is used for a 62-storey high-rise residential and commercial development, I, as a 60-year-old woman in a wheelchair, would face even more challenges in accessing hospital care at Royal North Shore Hospital (RNSH).

1. Increased traffic and congestion

Accessibility: The development would likely bring a significant increase in local traffic, leading to congestion on roads surrounding the hospital. This could make it more difficult for me to access the hospital, especially in emergencies or for routine visits. Longer travel times due to traffic delays and even more increases in road congestion particularly on

Herbert Street and Chandos street. There has already been significant increases to traffic in the area and with proposed development around the Crows Nest Metro, this will only become worse. A 62 storey building on an already traffic congested area of North Sydney would only be good for people who are in the peak of good health and who can walk long distances.

Parking Availability: With more residents and commercial activity, parking near the hospital will become even scarcer and more expensive, complicating the ability of carers and support people to get parking close to the hospital entrance in an emergency (not to mention emergency ambulances).

2. Impact on Hospital Infrastructure

Capacity Strain: The high-density development on 4B in the Herbert St precinct will lead to an influx of new residents, which will put additional pressure on RNSH's facilities and services. As a result, the hospital is likely to experience even more demands for its already stretched services. Overcrowding, longer wait times for appointments, and stretched resources for this important NSW teaching and referral hospital will affect the quality and timeliness of the care provided, not just for me, but for the many thousands of people who use the hospital every year

Future Expansion Limitations: Lot 4B is strategically located within the RNSH precinct and is essential for the hospital's future expansion plans. If the site is developed for non-health-related purposes, the hospital's ability to expand and improve its services, including those that cater to people with disabilities, will be severely limited. I would suggest you try getting up the hill to the hospital in a wheelchair. Not to mention the struggle, I regularly see, of people who are aged, pushing children in prams and who have breathing difficulties.

3. Helicopter Access and Emergency Services

Helicopter Operations: A 62-storey building will obstruct the flight paths for emergency helicopters, potentially delaying critical care. While this might not directly affect my daily access to the hospital, it could impact emergency services in general, leading to overall slower response times and reduced emergency care efficiency. While no expert on this, wind tunnels and up-drafts are a common hazard in high rise areas. Between the highrise proposed by three local councils which meet at this point, wind tunnels and updrafts can only get worse.

4. Environmental and Urban Impact

Pedestrian and Wheelchair Accessibility: The construction of excessive high-rise in the area is likely to lead to increased pedestrian traffic, making it more challenging to navigate the area in a wheelchair. Sidewalks and crossings will become crowded, and the general accessibility of the area could decline if proper planning and accommodations are not made for people with disabilities. While managed highrise along the transport hub makes some sense, but 62 storeys on land that should be earmarked for HEALTH services in the future is a dumb thing to consider.

Green space: The lack of green space will lead to higher levels of noise and air pollution and increased temperatures around the hospital. Green space is so important for both physical and mental health and the ongoing loss of greenspace on the north shore is endemic. More people and less green space is not a good combination for future health outcomes, Nor are higher urban temperatures.

5. Community and Social Impacts

Loss of Community Focus on Healthcare: Developing Lot 4B for commercial and residential purposes could shift the area's focus away from healthcare. RNSH is both a major teaching and referral hospital for the whole of NSW. 62 storeys on Lot 4B will lead to a reduced emphasis on accessibility and patient-centered design in future developments, potentially making the area less accommodating for those with mobility challenges, like myself. But also it negates the ability to meet future health care requirements for the increase in population which is planned in the area around the Crows Nest Metro station.

The development of a 62-storey residential and commercial building on Lot 4B could have a considerable impact on my access to hospital care at RNSH. Increased traffic, potential overcrowding, and limitations on the hospital's ability to expand could all make accessing the care I need more difficult. As someone who relies on accessible infrastructure, these changes could significantly affect my experience and ease of receiving timely and adequate medical care and be detrimental for the future of healthcare for the high density population planned for the area

Yours sincerely

[REDACTED]

[REDACTED]

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, 1 August 2024 8:17:26 PM

Submitted on Thu, 01/08/2024 - 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

2065

Please provide your view on the project

I object to it

Submission

I am against the proposal because I feel that there are some considerations that have not been addressed or considered.

I am concerned primarily about restrictions to sunlight, and the impact these proposed high rises will have on solar access for houses along Marshall Avenue. As it stands, solar access is very limited, with very little direct sunlight along Marshall Avenue. This makes the atmosphere cold and damp, particularly in the winter months. Building facades quickly grow moss and go green, which does not promote a pleasant streetscape. Adding more high rises, particularly behind the block adjoining Marshall Lane, would further limit solar access and create a very dark and damp area.

Furthermore, has there been any thought on the wind impact in the nearby area? Presently, there is a very profound wind tunnel effect down Marshall Lane and surrounding areas,

and I am concerned adding more high rises will only make the problem more pronounced.

Additionally, I am not convinced that the existing road infrastructure is at all up to the standard and capacity to take on the demands of this rezoning proposal. The road quality up and down Pacific Highway is atrocious, and there is very little on street parking available on Pacific Highway and surrounding roads. How can it be envisioned to have such a huge increase in local population while maintaining a road network and parking in the state that it is? There will be an influx in cars in the area, and a solution needs to be seriously considered. Maybe what the Northern Beaches Council did with their B-Line council carparks could be implemented here, where 12hr free parking is permitted with use of the public transport network.

I hope that these concerns are an example of the real impacts this proposed rezoning would have on existing rate payers, particularly in the Marshall Avenue area, which has already seen so much change as per the existing St Leonards and Crows Nest 2036 plan.

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 9:34:53 PM

Submitted on Tue, 16/07/2024 - 21:34

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Basil

Last name

Lee

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 am just providing comments

Submission

If the NSW government wishes to increase the density of St Leonards and Crows nest then it would be prudent for it to also consider the number of parking spaces it allows for each new development. The Pacific highway and the surrounding roads such as Chandos Street and River road are chock full of cars at peak hour. Seems self defeating to build high density around public transportation but then also allowing for plentiful car space. All you are doing is providing the new residents a reason not to use that very same public transportation used to justify the additional density. Can the NSW government also please require that any development over the site in use by fitness first St Leonards retains/includes a pool accessible to the public? Many of the surrounding appartments do not have pools. The pool at fitness first is the only one in the area with public access albeit through a membership. There also needs to be better connectivity allowing pedestrian access across the pacific highway to the new crows nest metro either via an underground tunnel or an overhead bridge. The current traffic lights are timed for traffic rather than

pedestrians due to the high volume of traffic.

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 8:21:21 AM
Attachments: [4bsubmission.docx](#)

Submitted on Thu, 08/08/2024 - 08:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Benson

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 file

[4bsubmission.docx](#) (39.53 KB)

Submission

Please find file attached.

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 10:19:00 AM

Submitted on Fri, 09/08/2024 - 10:18

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

Hurstville

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Crows Nest TOD.

My name is [REDACTED], and I work as a job coach for people with disabilities. I live in a shared apartment in [REDACTED], where I pay \$300 weekly rent.

Recently, the property owner raised concerns about rising utility costs, particularly electricity. He requested that my roommates and I minimize our use of the air conditioning during the summer, especially in the evenings when temperatures are at their peak. The electricity bill for the last month exceeded \$280, which the landlord deemed unsustainable. He suggested that we limit our use of cooling appliances to cut down on costs.

As someone working to support individuals with disabilities in finding and maintaining employment, I understand the challenges of living on a limited income. The high cost of

living in Sydney is a significant burden, with rent consuming a large portion of my earnings. The restrictions on basic utilities only add to the difficulty of managing day-to-day expenses. The idea of finding affordable housing in the future feels more and more unattainable, especially with new developments likely to be priced out of reach for people like me.

I believe it is crucial that affordable housing be prioritized in these developments. I object to the proposed range for affordable housing percentages, as I don't believe it goes far enough. A minimum of 15% should be set aside for affordable housing, ideally managed by not-for-profit organizations and kept affordable in perpetuity. This is necessary to prevent the displacement of existing low-cost housing and households and to ensure that those with modest incomes, like myself, can continue to live in areas close to essential services and public transport.

Additionally, I support greater density in these developments, as well as the inclusion of gold or platinum disability access standards. This will help create inclusive communities that are accessible to all residents, regardless of their physical abilities.

Thank you for considering my submission.

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 12:23:57 PM

Submitted on Sun, 25/08/2024 - 12:23

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

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, 28 August 2024 3:09:36 AM

Submitted on Wed, 28/08/2024 - 03:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lisa

Last name

Gao

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

I own an apartment within the [REDACTED], Crows Nest. I strongly object to the proposed rezoning, as I think it will have a significant negative impact on the surrounding area, and for me, as a homeowner in the building.

I have already suffered a significant financial outlay as a consequence of the rectification works on my apartment that have been required as a result of the NSW bank on certain types of cladding, which the strata corporation is remedying. This proposal would now mean that my apartment, which currently has no blockage from the apartment buildings in front, could now be blocked by a large apartment building. The space that is currently occupied by these properties is also very small, meaning any new development would result in my apartment looking straight into someone else's window, meaning not just a loss of views, but also a significant loss of privacy. This is causing me significant stress and worry, particularly after I have already made such a significant outlay on fixing the

cladding issue in the building.

Furthermore, one of the best things about Crows Nest, and the reason I chose to buy my first property in the area, is the greenery and the character of the streets. I love the properties on Sinclair Street, and to think they could be replaced by eight-storey buildings is terrible. Crows Nest should not be built into a concrete jungle like North Sydney, Zetland or the CBD, which are now cold and spare places. The current rezoning proposal would irreparably damage the character of the suburb and make it a far less desirable place to live.

Please do reconsider your proposal to rezone the area in this way, for both my sake and the sake of all others who live or would like to live in 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: Friday, 9 August 2024 11:20:42 AM

Submitted on Fri, 09/08/2024 - 11:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Truc

Last name

Nguyen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2166

Please provide your view on the project

I object to it

Submission

Dear NSW Planning department,

Hope this message finds you well.

My name is [REDACTED] I am a [REDACTED] at Mission Australia and an [REDACTED] [REDACTED] at Sydney Alliance. Due to the nature of my work, I have the opportunity to spend time with vulnerable individuals who are struggling with high rent, inconvenient housing location, and the constant increase of the price of groceries and other essential items. In several housing forums, I heard stories of renters/social housing dwellers having to walk for 20 minutes to get to the train station, which is not relatively convenient, especially when having the limited ability to walk (e.g. seniors, ect) and when walking with heavy groceries' bags and personal items. Besides, young people I have worked with have to walk the same distance or longer, taking around 20-30 minutes from the refuges to the

stations for school or university, which is not quite safe to walk back to the refuge, especially after finishing group meeting with classmates or a shift in the evening. Therefore, I believe more affordable housing near public transport is needed to ensure those who are already vulnerable are better supported, not further marginalised. I support for density, I support for more affordable housing being regulated by NGOs, and the guarantee of the consistency of 15% as promised by Minister Scully or at least 12% of affordable housing is delivered across different suburbs. Thank you for spending the time considering my submission.

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 6:21:42 PM

Submitted on Mon, 29/07/2024 - 18:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Benjamin

Last name

Cullen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanmore, 2048

Please provide your view on the project

I support it

Submission

Support for the Crows Nest TOD Rezoning Proposal

I strongly endorse the Crows Nest Transit-Oriented Development (TOD) rezoning proposal. The detailed planning controls, design guidelines, and environmental studies demonstrate a comprehensive and transparent approach.

However, I believe the proposal should be more ambitious:

Increase Housing Capacity: Crows Nest, being in higher demand, should aim for a housing target similar to, or greater than, the Bankstown TOD precinct, which plans for 3-4 times the number of homes despite being less in demand.

Expand 'Area of Change': Extend the development area to a full 800m radius around the

station, allowing for a minimum of 6-storey buildings throughout. This encourages greater density and maximises land use efficiency.

Reevaluate Heritage Constraints: While heritage conservation is important, it shouldn't overly restrict redevelopment in such a high-demand area. Modern planning can integrate heritage elements without limiting growth.

Remove Parking Minimums: Eliminate parking minimums to reduce construction costs, encourage public transit use, and promote sustainable urban mobility.

By adopting these measures, the Crows Nest TOD proposal can better meet housing needs, foster sustainable growth, and set a higher standard for TOD projects.

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 8:06:16 PM

Submitted on Tue, 16/07/2024 - 20:05

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

2060

Please provide your view on the project

I am just providing comments

Submission

I do not object to more homes, better cycle paths, connectivity, more trees etc, however I am seriously concerned about the capacity of the local public schools.

Cammeraygal High School is already at capacity, in fact they had to move year 10 to the senior campus because the junior campus already had too many students, this puts greater strain on the senior campus and students who are preparing for HSc. If so many more homes are built in the area do you have a plan to build more schools? It cannot wait until people have moved into the homes but needs to be planned now. There was at one point a proposal for a junior school in St Leonard's but I haven't heard anything about it for years now - and there needs to be somewhere for these kids to go in year 7 - you cannot rely on everyone going private, many can't, or prefer to stay in the public system (which is great btw). I just hope there isn't a mass shortage of spaces in a few years time. Please consider public school infrastructure as a priority and green/sport space for these kids too as there is a massive demand for this - existing spaces are having to be shared across private and

public schools alike (and there are many private schools in 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: Wednesday, 7 August 2024 10:10:24 AM

Submitted on Wed, 07/08/2024 - 10:10

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

St Leonards 2065

Please provide your view on the project

I object to it

Submission

Traffic during peak hour is terrible- St Leonards streets are small and narrow and is not able to cope with over saturation

The employees of Royal North Shore hospital are unable to find parking anywhere.

The hospital wait times in A&E is already unacceptable as it is

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 10:42:19 AM

Submitted on Fri, 23/08/2024 - 10:42

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/Sydney 2065

Please provide your view on the project

I object to it

Submission

I strongly object to any development in 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: Wednesday, 28 August 2024 3:31:21 PM

Submitted on Wed, 28/08/2024 - 15:31

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

2065

Please provide your view on the project

I am just providing comments

Submission

There's already a numerous number of units going up in St Leonards and becoming crowded as is and this will just make it worse and feel a little less safe as well. Although I'm in Wollstonecraft there's a lot of elderly people who retire here based on its leafy quiet surroundings and easy transport for when driving is no longer an option. With Crows Nest being so close (and looks like this plan filters near Wollstonecraft) and where most do their shopping this will make this area less safe as a lot of the unit blocks around here are not security blocks being old buildings.

I'm all for wanting to help people with affordable housing believe me, just nothing worse than feeling unsafe in your own area and I feel for all owners (especially the elderly) around here who don't want to feel unsafe. I also believe it will decrease property value due to not being a safe area anymore and being way overcrowded in the Crows Nest area which to me it already is.

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 8:34:44 AM

Submitted on Wed, 17/07/2024 - 08:34

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 Crows Nest prescient is already extremely densely populated with multiple new projects for multi-story apartments in surrounding areas already under construction that will all feed into Crows Nest. There is no consideration for any road or infrastructure upgrades to support thousands of new people and additional cars on the road as a result of the additional buildings. Crows Nest simply cannot sustain thousands of additional people in what is already a congested 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 1:37:29 PM

Submitted on Thu, 29/08/2024 - 13:36

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: Thursday, 29 August 2024 2:07:19 PM

Submitted on Thu, 29/08/2024 - 14:06

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 1:44:03 PM

Submitted on Thu, 29/08/2024 - 13:43

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

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

We, █ 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:

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

Lack of open space commensurate with population.

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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.

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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: Saturday, 3 August 2024 12:15:15 AM

Submitted on Sat, 03/08/2024 - 00:15

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

St Leonards 2065

Please provide your view on the project

I object to it

Submission

Dear NSW Department of Planning, Housing and Infrastructure,

Thank you firstly for inviting submissions to the Crows Nest TOD Rezoning Proposal.

I have lived in the area for 20 years and in St Leonards for almost 5 years. The amount of development (both in positive and negative regards) that has occurred in this time has been significant and almost unrecognisable given the amount of new high rise residential apartments.

Positively, there is an added variety of grocers and restaurants which have extended the appeal of the Crows Nest village. I also recognise that more residential property is necessitated across NSW to accommodate the growing population which these new high rise apartments has addressed in St Leonards.

However, as the local population has increased dramatically, this has placed increased stress on surrounding amenities that will only worsen with the proposed rezoning. As someone who has lived through the rapid changes in the suburb, I want to bring your attention to several considerations that one may not fully appreciate unless they live in the area:

1) Parking is a significant issue. Given the ever increasing prices of property (whether as an owner or renter), people may have to resort to living in apartments with no personal car spaces. This spills over onto the streets and there is a serious lack of reasonably priced parking lots in the suburb. The big supermarkets (Coles and Woolworths) offers temporary parking but charge exorbitant prices thereafter, and similarly for Wilsons. New residential property developments will increase this spillover effect, and the intention to increase the number of jobs will add pressure.

2) Access to medical services. It is very difficult to find a GP who bulk bills in the suburb. As you may be aware, consumers are turning to public hospitals (adding unnecessary pressure on that system and Royal North Shore Hospital in this instance) due to cost of living pressures. One medical centre (Our Medical Crows Nest) have some GPs who offer bulk-billing but it is near impossible trying to see them as wait hours typically extend multiple hours. While the commitment to affordable housing is applaudable, there is currently a lack of infrastructure that would be able to support their daily living.

3) Transport congestion. Getting on the train or bus at St Leonards on a weekday morning can be a nightmare. Part of the reason is because there are lots of school kids who will catch the bus from the St Leonards train station to a stop closer to their school. The other part of the reason is because of the extent of high rise residential developments not only at St Leonards, but also at prior train stations such as Chatswood. While one can hope that the new people introduced as part of the rezoning will all use the metro rather than worsen congestion on the trains, without specific transport infrastructure investment (e.g. more frequent services) this is likely wishful thinking.

4) Other amenities. Public parks are already extremely crowded on weekends. Child care centres and commercial gyms are at capacity. Walking into restaurants in St Leonards / Crows Nest is near impossible these days. All these supporting amenities which have made this suburb a great place to live all require space, and a lot of it, which is not possible under the proposed rezoning.

Given the recent residential developments over the last 5 years and the added stress it has contributed to the suburb, the rezoning proposal (in addition to other areas of St Leonards that have already commenced development), I am objecting to the proposal because I believe it is not sustainable and it will detract from Crows Nest by extending St Leonards' now cold-faced wind tunnels into that vibrant community that still remains.

I write this futile submission knowing that I am just a powerless individual Australian who knows that others with significant vested interests will get what they want. But I hope to make recommendations that you will consider:

- 1) Avoid high rise developments to avoid overly excessive congestion
- 2) Minimise use of space for corporate offices - this is wasted space as evidenced by 88 Christie Street, St Leonards. I think it is better to use the space for needed amenities like grocer, medical services, childcare, gym, dining, and social spaces that will help maintain the appeal of the suburb.

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: Friday, 23 August 2024 9:35:17 PM

Submitted on Fri, 23/08/2024 - 21:35

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

Wollstonecraft

Please provide your view on the project

I am just providing comments

Submission

I am the owner of █ Wollstonecraft NSW 2065. I have read your rezoning plan and attend a meeting hosted by State Government in Crows Nest not long ago. My first impression is that my property would be changed to a rezoning area R 4. However, if I looked into the details I can see that all the neighbours around us are including the rezoning area expect our small apartment block! It's a shock, big shock! Personally I fully support the government plan, but I don't understand the reason our block of units would be left out, just like a little pocket missing. Let be clear, I want our block of units to be included within the R4 department zone! and our property will be included all the high rise developments zone. I don't want to see that our property remaining unchanged then other surrounding nearby all re-developed ! If so, that would be much concerned that our properties equity is at risk and would make us feel disadvantage from your development plan.

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 9:04:43 PM

Submitted on Wed, 28/08/2024 - 21:04

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 am just providing comments

Submission

Thank you for allowing me the opportunity to provide my comments regarding the Crows Nest TOD rezoning proposal.

The Planning Institute of Australia has published a Policy Position Statement titled 'What is Good Planning?' It discusses good planning principles, the core elements of good planning and the outcomes delivered by good planning. I suggest that all those involved with the Crows Nest TOD Accelerated Precinct rezoning proposal should read this two-page summary because I believe that the proposed accelerated development does not represent good planning.

The accelerated delivery of additional housing cannot be linked solely to the proximity of good public transport, as appears to be the case with the Crows Nest TOD rezoning. Critical to the successful delivery of such an accelerated housing program would be the

road transport network and the upgrade of utilities such as potable water supply, energy supply and sewerage removal. Can these really be upgraded without resulting in constraints and bottlenecks in adjacent and nearby areas? Also critical would be the upgrade of services such as hospitals, schools, fire and rescue and the police. I cannot see any evidence that these have been considered.

If the NSW Government remains determined to drive their accelerated development programme, then any accelerated development for the Crows Nest/St Leonards area should be restricted to the area within the Crows Nest Precinct Boundary. I live in Wollstonecraft. Everyone with whom I've discussed this matter is in agreement that we do not want to see the wholesale destruction of the social fabric of our immediate area, nor that of North Sydney and Sydney generally.

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, 15 August 2024 12:52:36 PM

Submitted on Thu, 15/08/2024 - 12:52

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

Parramatta 2150

Please provide your view on the project

I object to it

Submission

I am living in Parramatta. I have personally witnessed how expensive the cost of living especially the transport fare and rental fees. According to my experiences as a casual worker, I do not have guaranteed shift which means no guaranteed earning as well. In relation to my experience, whenever there are shifts available, I tend to take them despite of the distance between areas. Based on my perspective and opinion, I can see how important this project is to many people because closer transport can bring not just convenience to individuals but most importantly, it can add up to the household income. According to my perception, I would like to propose to increase the affordable housing to 15% across all sites to support in bringing long term solution not just to housing crisis but also to the other underlying problems associated with high cost of living.

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 3:03:48 PM

Submitted on Mon, 05/08/2024 - 15:03

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

Wollstonecraft

Please provide your view on the project

I am just providing comments

Submission

I am very supportive of the proposal. It does seem to have missed out The southern side of River Road which is very close to the new metro station and seems strange that it is not included. I own a unit on the corner of Carlyle and River Road and this site would be ideal for redevelopment to multi story, as it is currently underutilised with just 12 units on a large block

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 5:27:38 PM

Submitted on Thu, 25/07/2024 - 17:27

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

2065

Please provide your view on the project

I object to it

Submission

I am writing to express my profound dismay and utter despair at the Crows Nest Transport Oriented Development (TOD) proposal. As a resident of an apartment on Pacific Highway, I am already living with the bare minimum of sunlight due to the orientation of my dwelling, which has only one window facing east. The proposed in-fill development on Pacific Highway (Five Ways Junction) is set to completely block this sole source of natural light, plunging my home into perpetual darkness.

The TOD's towering structures will not only exacerbate this existing issue but also compound the misery by casting an additional shadow over my already dimly lit apartment. The complete deprivation of sunlight will render my home uninhabitable, transforming it into a cold, damp, and depressing space. This will have a devastating impact on my physical and mental well-being, as well as the health of my houseplants, which rely on sunlight to thrive.

The loss of sunlight is not merely an inconvenience; it is a fundamental human right. Access to natural light is essential for our physical and mental health, and the TOD's disregard for this basic need is both alarming and unconscionable. Furthermore, the lack of sunlight will render my solar panels useless, negating my efforts to reduce my carbon footprint and live sustainably.

The TOD proposal also fails to consider the unique challenges faced by apartment dwellers, who often have limited access to outdoor spaces and rely on windows for ventilation and natural light. By blocking my only window, the TOD will effectively deprive me of any connection to the outside world, turning my home into a claustrophobic prison.

I implore you to reconsider this ill-conceived proposal and to prioritize the well-being of existing residents over the pursuit of profit and density. I urge you to consider the devastating impact this development will have on my quality of life and the lives of countless other apartment dwellers in the area. Please reject this proposal and protect our right to sunlight and a healthy living environment.

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, 15 August 2024 9:05:08 PM

Submitted on Thu, 15/08/2024 - 21:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Michael

Last name

Been

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards NSW 2065

Please provide your view on the project

I object to it

Submission

As a long suffering resident of [REDACTED] I register my objection to the proposed substantial increase in the number of residents in the St Leonards/Crows Nest area. Based on previous experience with the Lane cove Council and Transport for NSW, I know that my input will be ignored but I am submitting it in any case. Traffic studies done on the impact of the earlier development proposals have been farcical. Traffic on major roads is reviewed by TfNSW and local traffic by the councils. The decisions on the residential/building densities in the areas do not adequately take the traffic impacts into account. Their assumptions have been based on outdated data and inadequate data. The shambles in the Oxley/Christie St area and and the traffic chaos due to the impending partial closure of Canberra Ave are clear evidence of that. This traffic mess will be amplified by the thousands of additional residents and their cars. Yes they will need a car despite living close to the St Leonards/Crows Nest transport hubs; they will find parking on the streets of the neighbouring suburbs. Where are the roads that will be

needed to cope with the increased traffic that is inevitable
Proper traffic studies might give planners and politicians a sense of the reality they are imposing on 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: Wednesday, 24 July 2024 9:34:03 PM

Submitted on Wed, 24/07/2024 - 21:33

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

2197

Please provide your view on the project

I support it

Submission

I support this project.

But I also think it doesn't go far enough. There should be far more apartments and homes being built than just 3000.

Most of these new apartments start at 1mil+ for a 1bedroom. We should approve and build far more until that price drops closer to 600k.

I work in St Leonards and earn a good salary, but I cant afford to rent here let alone buy.

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 10:01:31 PM

Submitted on Sun, 25/08/2024 - 22:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Geoffrey Boon Guan

Last name

Tan

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

- 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.
3. Loss of privacy for west facing units in panorama.
- 4.Loss of view
5. Pedestrian hazards and safety for primary and high school aged student minors from North Sydney Girls HS and Cameraygal 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 11:11:02 PM

Submitted on Wed, 28/08/2024 - 23:10

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

This is excellent please proceed. If possible, add greater density and expand the TOD zone to cover more 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, 25 July 2024 8:25:28 AM

Submitted on Thu, 25/07/2024 - 08:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jay

Last name

Hu

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Sydney

Please provide your view on the project

I object to it

Submission

The affordable housing target on rezoned land around St Leonards Station imposes significant financial burdens on asset owners and developers, making it challenging to ensure project feasibility and delaying the delivery of 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: Tuesday, 13 August 2024 10:14:23 PM

Submitted on Tue, 13/08/2024 - 22:14

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 object to over population

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 3:22:29 PM

Submitted on Wed, 07/08/2024 - 15:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Karen

Last name

Wells

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

wollstonecraft

Please provide your view on the project

I object to it

Submission

- The SP7878 Block 2A Nicholson Street/12 Lamont Street is located on has unchanged height limit of 12m(about 3 story limit)
- The northern side of Nicholson Street opposite SP7878 has height increased to 29m – about 7 stories
- The Pacific Highway has been turned in a deep, windswept canyon of towers from 283m (~62 stories opposite St Leonards Station) to 163.8m (35 stories) on Pacific Highway straight out from our block
- This will mean winter sunlight will be blocked and we will be in cold shadows all winter – this is unforgivable theft of sunlight and deserves legal action

- Traffic from the new towers near our block will be increase traffic in Nicholson Street to intolerable levels for our block – the same as the traffic jam at the Coles end of Nicholson Street every afternoon – where it takes at least 15minutes to exit from 4-7pm each night. Also expect paid parking meters very soon and little if any street parking near our block. Suggest you get rid of your car and use the Metro, a bike and cabs if you or your tenants do not have off street parking.

- The a large number if apartments will be built over the busy Pacific Highway – so will need triple glazing and 24x7 AC (adding to global warming) to prevent unliveable traffic noise for this high concentration of apartments in the worst possible location – very poor urban planning – they would be better putting 4 stories of commercial property(who do not have bedrooms facing highway) on the pacific highway and at least 6 stories of eco designed apartments on both sides of Nicholson Street with balconies, quiet location a block behind highway, fresh air by opening windows instead of 24x7 Air conditioning, charging for EVs in garage etc. There is also no planning for schools and green spaces for the increased population of this mega tower canyon.

- The towers along the highway use a lot more energy per m² of residential housing – compared to modest height medium density apartments a block behind highway as more energy is used for powering lifts(easy to walk up/down stairs up to 4 stories), extra energy is needed to pump water to top of tower, larger heating/cooling energy consumption/losses due to larger glass area facing the sun/shade, more energy used to ventilate or air condition apartments on the busy highway as windows need to be closed at all times to block traffic noise (in Contrast – a block back from the highway – residents can simply open their windows for 75% of the year and enjoy the natural breeze and fresh air on their balcony.

- The windswept canyon created by the row of towers along the Pacific Highway is already evident near the new Coles at the end of Nicholson Street – umbrellas are useless(blown out) on a windy day and the wind chill factor is freezing on a typical windy winters day. More towers will make the wind swept canyon worse.

- The planning is compliant with exactly what the greedy developers are asking for – the developers have already got agreements with all the commercial buildings along the Pacific highway – so they want to make the maximum profit with the highest height possible in the rezoning – they do not want their expensive views partially blocked by any developments to the south .

- One would have to question if the developers and the people proposing this planning have a corrupt relationship with the developers along the Pacific highway as the developers are making many millions from this planning rezoning. No-one is immune from ICAC – remember what happened to Gladys Berajikian.

- I Spoke to JLL – a developer agent who did a letter box drop – he told me it is not economically viable to develop the 2 story apartments and townhouses in our area unless they also get the 29 m height rezoning that the northern side of Nicholson street are getting. This planning proposal is economically very unfair.

- TOD was supposed to increase residential density near Metro and Train stations – it is illogical and extremely poor urban planning to ignore the opportunity for modest(say 6 story) development on the southern side of Nicholson street when it is less than 100m-200m from Crows Nest Metro Station and other locations south of the 5 ways are much further away from Crows Nest Metro Station than our block. Other metro and railway station sites under TOD proposal measure the distance radially from the rail/metro stations. It is very poor urban planning and completely illogical to develop sites further away from

Crows nest Station – in order to create the wind swept tower canyon(which will look like the canyons in Star Wars Death Star).

- The single story houses on the corner of Oxley Street and the southern side of Nicholson Street have had their height rezoned to 23m in this proposal. These houses are a similar distance or further from Crows Nest Metro Station compared to the 2 story townhouses and our block from Hume street to Lamont street on the Southern side of Nicholson Street . The rezoning is inconsistent and unfair. The same height levels should be applied to both sides of Nicholson Street

- Nicholson Street is Wollstonecraft or St Leonards and is not part of Crows Nest Village which had a height restriction to maintain village atmosphere

- There are 10-15 story buildings in the existing 12m area south of Nicholson Street including - at 44 Sinclair Street, 4 Lamont Street, 112 Shirley Road and 10 Hume Street Wollstonecraft – all further away from Crows Nest Metro station than the block between Hume and Lamont Street. So what is the problem with increasing height limit for the rest of the area near Crows Nest Metro to be consistent – it has been done in the past by North Sydney Council.

- The high density development in South St Leonards is further away from St Leonards Station than the existing 2 story apartments on the southern side of Nicholson Street from Hume to Lamont street from Crows Nest Metro Station – Dep of Planning are inconsistent and illogical and should increase height density closer to Crows Nest station

- The residents on the southern side of Nicholson and Lamont street will not get the capital gain of the neighbours on the north side of Nicholson Street – but will lose street parking, endure increased traffic from the new towers to the north, and have to endure years of construction noise. It will be nightmare for existing residents which are on the edge of these proposed unfair re-zoning rules.

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 6:55:32 PM

Submitted on Mon, 05/08/2024 - 18:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

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

Overdevelopment of the flats in St Leonards and Crows Nest! Excessive construction that blocks sunlight from reaching residents can lead to health problems over 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: Sunday, 28 July 2024 6:53:07 PM

Submitted on Sun, 28/07/2024 - 18:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Marcello

Last name

Cantafio

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2068

Please provide your view on the project

I object to it

Submission

I object to reasoning to increase the iCal population by 8,000 new dwellings without also expanding local services , in particular medical. To see a bulk bikes GP in our area takes a minimum of 2-4 hours, or booking ahead 1-3 days. Visiting Emergency is a minimum 8-12 hour ordeal. Parking in the hospital is extremely expensive and the carpark is often full. I strongly object to adding this many new residents without the proposal also mandating investment in not just sustaining but improving current poor access to medical help. Green recreation space and traffic congestion also needs to be addressed properly in the proposal.

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 8:18:43 PM

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

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

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: Friday, 23 August 2024 10:30:51 AM

Submitted on Fri, 23/08/2024 - 10:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brenda

Last name

Santos

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:

1. Significant reduction in light and introduction of afternoon shading for Panorama west facing units
2. 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 .

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 3:31:46 PM

Submitted on Wed, 28/08/2024 - 15:31

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

wollstonecraft 2065

Please provide your view on the project

I am just providing comments

Submission

There will be multiple unintended consequences to blindly just shoving more and more people into such small areas.

Exactly what is the Department of Planning trying to achieve?

Just shove in more people and your job is done?

I note that there is far more to Urban Town Planning than just stepping down building heights and building ugly, uninspiring places without a soul.

Just look at the buildings in StLeonards. Besides creating vast wind tunnels and a bunch of ugly uninspiring buildings what else has been achieved?

Surely better outcomes could have been aspired to and achieved.

Look at the ugly monster called the Crows Nest Metro Station. Surely a better outcome could have been achieved. Are our architects so lacking in inspiration and skill, that that is the best they could produce?

There is no evidence in any of the documents that the views of world class Urban Sociologists or Social Psychologists have been sought as to the potential consequences of what is being planned.

There is no evidence also of how the potential consequences are going to be dealt with and mitigated.

Take a trip to Sao Paulo in Brazil and see for yourself the miserable outcomes of just shoving in millions of people without any thought to the potential outcomes.

The ugly reality of what The Department of Planning is proposing are places where the sun does not shine very much at all. Vast ugly buildings and fierce wind tunnels will abound.

There is already a problem with crime in the area, this will increase dramatically.

There will be a dramatic increase in various health problems. There will be a sharp increase in depression, anxiety and suicide. Other mental health issues will surge.

That is only a tiny hint of the dark reality of shoving more and more people into places where they are not meant to thrive and be happy.

3255 new homes, 13020 new people of which 6510 will be children.

What plans have been made to meet all their needs in a crime free sunny environment so that children can thrive, play and be educated?

The RNSH is already overcrowded. Just take a visit to the emergency ward and see for yourselves (Friday night is a special delight). Yet the Department of Planning thinks that the hospital can cope with another 13020 people living in the area.

We are not even talking about the mental Health situation. Where exactly do you plan to build yet more mental health facilities for those patients that are too ill to be allowed to live outside a hospital?

Will you wait until the 100th death by stabbing in the street has occurred, or do you wait until there are 1000 street stabbings in the area before you take action? By then it is too late to reverse your Plans. Your ghettos will be up and running.

The politicians and those in the Department of Planning who are driving this agenda will have destroyed this beautiful city and retired to better places elsewhere.

Take a visit to Sao Paolo. Wander the streets and see what a dark delight you are demanding that Sydney accept as a price for being a beautiful city.

Wonder around the streets of Mexico City, Delhi, Asansol, Tanta, Cairo, Mogadishu. Is this what the Department of Planning is trying to achieve?

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 4:15:03 PM

Submitted on Wed, 28/08/2024 - 16:14

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 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: Sunday, 18 August 2024 7:55:27 PM

Submitted on Sun, 18/08/2024 - 19:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Katerina

Last name

Diamant

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 support it

Submission

I strongly support the rezoning proposal due to its strategic location near essential infrastructure and services. This proximity will significantly enhance the quality of life for residents and businesses alike. Easy access to public transportation, schools, healthcare facilities, and commercial centre's. Additionally, the development's close proximity to employment hubs will create convenient commuting options, boosting economic activity in 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: Wednesday, 17 July 2024 12:13:06 PM

Submitted on Wed, 17/07/2024 - 12:12

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

St Leonards

Please provide your view on the project

I object to it

Submission

As an existing resident █, St Leonards, I am expressing my great concerns about rezoning these areas. Rezoning and new homes mean high density and potentially high rises which will certainly jeopardise my privacy (given the close proximity), solar and daylight access and many other aspects.

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 7:30:51 PM

Submitted on Tue, 20/08/2024 - 19:30

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

There is no mention of schools parks or increased medical facilities, or anything else that would be required to house such a number of new dwellings

This is definitely a TRANSPORT ORIENTATED program - what about all the infrastructure required to house the population?

Preschools

Daycares

Primary

Secondary

All are nearly or definitely FULL

Council facilities

Sports fields for Saturday sport- FULL

Training grounds for practice- FULL

Swimming lessons- FULL

Medical centres- Hours wait (4-5) on Saturdays

How's RNS going with current levels?

Have you done any of this modelling work? Planned beyond the fact that people can get to The City "in 8 minutes" (assuming they work near a station and then it's longer than the bus was)

If you have, please share the plan!

There are choke points in traffic already across Crows Nest (eg Alexander St between Burlington and Falcon) and 3,255 extra dwellings is going to do what?

As usual, no holistic approach, just band-aids

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 9:09:14 PM

Submitted on Wed, 28/08/2024 - 21:08

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

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: Wednesday, 28 August 2024 4:15:18 PM

Submitted on Wed, 28/08/2024 - 16:15

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

Crows nest 2065

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, 12 August 2024 10:02:29 PM

Submitted on Mon, 12/08/2024 - 22:01

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

Please don't do this. You've progressively destroyed all our bus routes. No doubt the metro will fall short and not be able to pick up the slack of these new cuts and now you want to increase the load on all the services in the area even further. This serves no benefit to anybody in the area and only enriches corporations while the locals pay the real cost.

Please stop.

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 12:00:51 PM

Submitted on Wed, 07/08/2024 - 12:00

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 am just providing comments

Submission

Considerations for the following

1. Ensure the street view of Crows Nest (falcon St down to Herbert st both sides) and the existing shops opposite the RNSH site. The developers to ensure that the character once there is maintained and potentially reinstate some street frontages. The developer is to upgrade these sad tired frontages that have been let to run down due to the imminent plans for the area by the three (3) councils.

2. This area if deemed to be a "health precinct" to meet the demands of Medical and TAFE / Education. This area could become an area of societal innovation from a structural and environmental / living perspective. Air bridges between buildings to reduce pedestrian traffic on the main route - the Pacific Hwy. The Pacific Hwy is the only THE corridor route to Tertiary Referral and Health Care Facilities in the area it's a transport and Emergency Management Corridor in times of "Disasters" both natural and man made.

Planning arrangements and Exercises need to be developed - eg River Rd?

The govt will need an effective road, bus, rail transport management plan for business hours (and after hours this is a health hub and runs 24/7, there is high density access and in time of disasters the contra flow mechanism needs to be planned for all Emergencies Services. Northern Sydney Local Health District needs to be part of this planning and NSW Health, Ramsay, Businesses' and TAFE. This area is already difficult for local people to navigate as the impact of the Warringah Freeway needs to be considered as it is currently in progress on the local community and once finished as well.

3. Housing affordability (Assistance Support) needs to be recognised not just 10 maybe 15%. Health Care / Emergency Workers also need to in addition to the 10 maybe 15% as this is a Health Precinct with Crows Nest Fire Station / HAZMAT (Emergency Workers) within proposed area. All houses deemed within what was the Housing Commission need to ensure that their premises are maintained within the necessary body corporate requirements.

Aged Care has not been mentioned and with recent innovative studies conducted the mix of an Aged Care Facility and Child Care needs to be accommodated within these proposed high rise areas. There is no Aged Care Facilities within Crows Nest / St Leonards area. Demographics denote an ageing population. This precinct needs to build for the future not knee jerk now. Older persons who may down size will need all the amenities, pools (all age groups_ gyms) GPs, food shops etc with easy access for all. Note Coles is on site but underground.

4. This is an extensive area and there will need to be zones for retail, eating and social. They all need to be easily accessed by foot, Mobility Scooters for Seniors, immobile people as this is a health corridor. North Sydney Council will need to ensure it maintains footpaths and does not plant trees that eat and destroy footpaths.

5. Green zones will need to be very creative green zone air bridges between buildings on top of buildings- where will the children play otherwise? Where will the smokers go? Advocation of mental health well being especially noting recent COVID lockdowns.

6. Transport hubs will need to ensure those people who travel on the metro/station are able to get to RNSH for medical appointments who are unable to walk up to the Hospital on top of Gore Hill. The current 114 Bus (Public Transport) is inadequate for any aged / mobility or health issue clients to RNS or North Shore Private, they are not dropped off on level ground and still need to walk an incline to both hospital entrances. Will there be any accommodation besides Air BnB for intrastate patients/carers/families who will come to RNSH for procedures in this accommodation?

7. What safety lighting will be put in place between these major transport hubs?

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, 6 August 2024 1:49:17 PM

Submitted on Tue, 06/08/2024 - 13:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Richard

Last name

Chanf

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

St leonards

Please provide your view on the project

I object to it

Submission

Object to changing the zone to high density. I spoke with a lot of people and seems no one that lives in the area wants this except the politicians who made a deal with the metro.

Get your act together and stop this one. This is really bad planning. It's like changing the bus route when the metro isn't ready and messy up so many residents lives. Go JOIN FB groups that see so many people, your voters talking about this . A lot of people are not happy as this is only money for the company the built the metro and the developers of the proposed buildings

You have lost my vote

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 4:17:27 PM

Submitted on Wed, 28/08/2024 - 16:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sara

Last name

Mashalian

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

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: Tuesday, 16 July 2024 5:15:01 PM

Submitted on Tue, 16/07/2024 - 17:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Stephanie

Last name

Johnson

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 support it

Submission

I just wanted to say all this sounds great as long as we get more green space, pedestrian centered development and make sure that schools, libraries and third spaces are properly funded. This could become the coolest neighborhood in Sydney! On a side note: remember that more of us are able to be pedestrians than cyclists.

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 11:42:14 PM

Submitted on Mon, 26/08/2024 - 23:41

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 am owner of an apartment of the building at ██████████, a 8-storey building will block my apartment's (and other residents too) harbour view I use to have enjoyed. Whereas a new building of 4-storey maximum is acceptable to me

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 11:55:10 PM

Submitted on Tue, 27/08/2024 - 23:54

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

Re: Objection to the Proposed Crows Nest Transit-Oriented Development (TOD)

I am writing to formally object to the proposed Transit-Oriented Development (TOD) in Crows Nest, NSW. As a concerned resident and stakeholder in this community, I believe that the proposed development will have significant adverse impacts on the local area, and I would like to outline the reasons for my opposition.

1. Detrimental Impact on Local Character

The Crows Nest area is renowned for its vibrant village atmosphere, characterised by a mix of low-rise buildings, local businesses, and green spaces. The proposed high-density development threatens to undermine the unique character of this neighbourhood. The introduction of high-rise towers would overshadow existing buildings, disrupt the aesthetic

appeal, and significantly alter the skyline of Crows Nest. This is not in keeping with the community's expectations for maintaining the area's charm and heritage.

2. Increased Traffic and Congestion

One of the most pressing concerns is the potential for increased traffic and congestion. While TODs are designed to encourage public transportation use, the reality is that they often lead to an influx of residents and visitors, many of whom may still rely on private vehicles. The existing road infrastructure in and around Crows Nest is already under strain, and the proposed development will exacerbate congestion, leading to longer travel times, increased pollution, and diminished quality of life for residents.

3. Strain on Public Services and Infrastructure

The significant increase in population density associated with the TOD will place enormous pressure on local public services and infrastructure, including schools, healthcare facilities, and public transport systems. Crows Nest's infrastructure is not currently equipped to handle such an influx of new residents, and there has been little detail provided on how these services will be expanded or upgraded to meet the demand. This could result in overcrowded schools, longer waiting times for medical services, and overburdened public transport.

4. Environmental Concerns

The proposed development raises several environmental concerns. The construction process itself will generate noise, dust, and waste, disrupting the daily lives of residents and potentially harming local wildlife. Moreover, the increase in population density could lead to a reduction in green spaces and trees, which are crucial for maintaining air quality and providing residents with areas for recreation and relaxation. The long-term environmental impact of such a large-scale development cannot be understated.

5. Insufficient Community Consultation

Finally, I am concerned about the lack of meaningful community consultation in the planning process for this TOD. While there may have been some efforts to engage with residents, many feel that their voices have not been adequately heard or considered. The planning process should be transparent and inclusive, ensuring that the concerns of local residents are taken into account. The community's input is vital to shaping a development that truly meets the needs of current and future residents.

In conclusion, while I understand the need for development and the desire to improve public transportation access, I believe that the proposed Crows Nest TOD is not the right fit for our community. The potential negative impacts on the local character, infrastructure, environment, and quality of life for residents far outweigh the benefits. I respectfully request that the Department of Planning and Environment reconsider the current proposal and engage in further consultation with the community to explore more suitable alternatives.

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 11:15:03 AM

Submitted on Thu, 08/08/2024 - 11:14

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

2142

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Crows Nest TOD.

A good friend of mine had to move away from the area due to the high cost of living, losing the community connections she valued.

I don't believe a range is helpful for affordable housing. I want to see a higher percentage, so I object to this submission. It should be 15%, or at least the top of the range at 10%.

These homes must remain affordable indefinitely, not just for a decade. Long-term affordability is essential to maintaining the diverse fabric of our community. Furthermore, I support greater disability access through gold and platinum standards and increased housing density to meet the needs of more residents.

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 9:09:11 PM

Submitted on Wed, 24/07/2024 - 21:08

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 Leonard's

Please provide your view on the project

I object to it

Submission

St Leonard's and Crows nest have become increasingly high density areas with a large number of high rise redevelopments in the last few years. There has never been a time in my living in these suburbs in the past 11 years where there has not been another high rise development occurring.

The rezoning will continue the redevelopments in the area and with more high rise apartments as the building heights are increased. The high rise buildings increase traffic in the area and reduce available parking. With so many buildings, there are less areas with natural light to walk through.

I would be more supportive of a broader zone to develop apartments but reduce the heights on the buildings so it impedes less on natural light and does not turn the area into a 'mini city' with so many high rise buildings.

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 12:09:01 PM

Submitted on Mon, 29/07/2024 - 12:08

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 support it

Submission

As a local resident, I support the process around integrating Transit Oriented Development (TOD) around the upcoming Metro station.

I do feel however that it is short sighted as there isn't really any significant increase in green space in the area along with the increase in residents. The section parallel between River Road and Pacific Highway doesn't make sense to be limited to the proposed plan of only parallel of Nicholson St and Pacific Highway.

However, should this be extended, space should be set aside for better third spaces rather than the current small parks, walkways and seating area that is unfortunately within shady, windy places.

Better wayfinding in the area might also help spread people around the various third spaces

in the area as there are various walkways and amenities across the neighboring suburbs.

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 8:45:29 PM

Submitted on Tue, 23/07/2024 - 20:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

jasmine

Last name

petty

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

Our neighborhood is a gem - a rare oasis of tranquility so close to the CBD. The proposed high-rise developments threaten to destroy everything that makes this area special. These towering structures will cast long shadows, blocking natural light and fundamentally altering the character of our community.

The inevitable increase in traffic will choke our streets, making simple errands a frustrating ordeal. And let's not delude ourselves - the addition of a metro line won't magically solve this problem. Many residents will still prefer the convenience of their cars, further exacerbating congestion..

It's disheartening to see the government so willing to sacrifice one of the few remaining family-friendly areas near the city center. Don't we have the right to raise our children in a suburb that offers sunshine, fresh air, and green spaces, all within reach of urban amenities?

The current proposal jeopardizes the very quality of life that drew us here - the lifestyle we've worked hard to achieve and hope to pass on to future generations. We need to seriously reconsider this plan before we irreversibly damage the unique character of our neighborhood.

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 6:03:10 PM

Submitted on Fri, 23/08/2024 - 18:02

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

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, 18 August 2024 5:06:32 PM

Submitted on Sun, 18/08/2024 - 17:06

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

Naremburn

Please provide your view on the project

I object to it

Submission

I object to this proposal. I have lived in Naremburn for over 25 years and it is becoming busier and busier. There is no where to park. Congestion/traffic on the local streets is at standstill during peak hour, particularly around St Leonards Train Station. There are plenty of high-rise apartments already, we do not need more. Further these apartments are expensive, out of the price range for most young Australians. This proposal will only make matters worse. Our local streets and our village community will not be able to cope with this proposal. It will only increase traffic and density. We have no light, no sun, winter tunnel along Pacific Highway already. Schools will require expansion but where ? Not enough green spaces and parks either. I am really not happy with the proposal.

I agree to the above statement

Yes