

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 7:25:54 PM

Submitted on Thu, 08/08/2024 - 19:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Annette

Last name

Jordan

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 the Strata Chairman for [REDACTED] Wollstonecraft.

We are on the corner of River and Shirley Road, in a 1962 building that is riddled with concrete cancer and at end of life.

We are asking for consideration for rezoning so that we are able to sell our building as a singular sale for development.

We believe the development of this site would improve the footpath and numerous traffic issues on this corner.

As we are on a hill and on the corner and are already taller than the buildings around us, we feel that we would not impose if the building was rezoned higher. We would like your earlier consideration to re-zoning of [REDACTED] [REDACTED] with inclusion into the acceleration zone. We have the majority vote in the building and ready to take The next steps.

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 2:41:29 PM

Submitted on Wed, 24/07/2024 - 14:41

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

Breakfast Point 2137

Please provide your view on the project

I object to it

Submission

As a commercial real estate agent, I've experienced the significant challenges facing residential projects in St Leonard's due to escalating construction costs and prolonged council approval processes. Introducing affordable housing requirements further complicates matters, reducing project feasibility and potentially halting development altogether. Understanding the intricacies of development feasibility is crucial here; insisting on affordable housing in upscale developments directly impacts financial returns. Those seeking affordable options might consider relocating to more budget-friendly areas rather than expecting premium amenities without compromise, like a harbour bridge view at minimal cost. The current housing shortage largely stems from bureaucratic inefficiencies within departments, local councils, and governments.

I agree to the above statement

Yes

acknowledged, and the need for a green outlook that such a development will remove.

I am strongly opposed to the proposed change in zoning in this part of Sinclair Street, Crows Nest.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 15 August 2024 9:48:26 AM

Submitted on Thu, 15/08/2024 - 09:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

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

Wollstonecraft

Please provide your view on the project

I object to it

Submission

I write to express my concerns regarding the proposed rezoning of land in Nicholas and Sinclair Streets as part of the Crows Nest Transport-Oriented Development. As a professional who works from a home office in this area [REDACTED] (Wollstonecraft), the potential impacts of this rezoning are particularly concerning to my ability to maintain a productive and healthy work environment.

One of my primary concerns is the overshadowing that will result from the proposed medium to high-density developments. The increase in building heights will reduce natural light in my home, creating a darker, less inviting workspace. The lack of adequate sunlight not only impacts my ability to work effectively but also has implications for my overall well-being, as a bright and naturally lit environment is essential for productivity and mental health.

In addition to the overshadowing, the expected increase in traffic congestion poses another significant issue. As someone who needs a quiet and focused workspace, the added traffic on local roads will bring constant noise and interruptions, and also increase the time and stress involved in commuting when I need to travel for work-related purposes.

The proximity of new high-density buildings would result in a loss of privacy in my home office, with neighbouring developments overlooking my workspace, further hindering my ability to focus on my work.

Throughout the stages of construction will bring additional noise pollution, dust, and general disruption to the area. The constant noise from construction activities will make it incredibly challenging to work from my office. These interruptions will undoubtedly affect my productivity and my ability to earn an income.

Lastly, I am concerned that the overall quality of life in the Crows Nest area will decline, making it less desirable for professionals like myself who value a balanced and healthy work environment. The proposed rezoning threatens to transform the village into a noisy, congested, and overshadowed area, undermining the efforts that the state government should be making to support local residents and workers.

In conclusion, I strongly urge the state government to reconsider the proposed rezoning and to take into account the significant impact it will have on workers like myself who rely on their home environment to earn a 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: Thursday, 8 August 2024 3:53:34 PM

Submitted on Thu, 08/08/2024 - 15:53

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

Homebush West, 2140

Please provide your view on the project

I object to it

Submission

I live in Flemington and I work at international airport. I don't think the housing in crows nest is affordable and the transport is also the topic of concern. I want affordable housing in crows Nest the range of 15%, so people can have a standard of living without worrying about the rent and accommodation.

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 10:46:59 PM

Submitted on Tue, 13/08/2024 - 22:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

WOLLSTONECRAFT

Please provide your view on the project

I support it

Submission

This is all necessary, and realistic given the new metro and growing population. I live in Wollstonecraft and my only suggestion would be to please wherever possible include native trees and plants to help the environment. The current pine trees around the lower north shore are awful for asthmatics. Please also prioritise foot traffic over cars to encourage people to walk to and from the metro. I can wait at traffic lights for a long time on the pacific highway next to 6 lanes of traffic noise and pollution - it's an awful active transport experience and will not encourage people to want to walk to the metro when cars are obviously the more 'looked after' mode of transport. Thanks for the opportunity to provide feedback.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 25 August 2024 9:27:11 AM

Submitted on Sun, 25/08/2024 - 09:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

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

Yes

Info

Email

■

Suburb/Town & Postcode

Crows Nest 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.

Loss of retention of area specific appearance and 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, 16 July 2024 11:36:01 AM

Submitted on Tue, 16/07/2024 - 11:35

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

Mosman

Please provide your view on the project

I support it

Submission

Dear Minister Scully & Premier Minns,

I would firstly like to reiterate support for this governments objectives to increase housing supply. I would urge the government to continue this agenda, and in particular increase density in other areas in which people want to live. E.g. my local area of Mosman (which can take significantly more density), but also areas such as Edgecliff, Balmain, Glebe and alike. These areas offer amenity and accessibility into the Sydney CBD unlike many of the 'precincts' that are continually moving further West.

I don't want to live out west, and whilst that is a choice for some, we shouldn't allow the existing residents to pull up the ladder as it also affects the outer ring areas who are then pushed further away as the vacancy chain continues to push people away from the CBD.

In summary, I support the Crows Nest changes and would like to see more sites included and in some cases increased heights with smaller building footprint to create view corridors and increased density throughout.

PS run more candidates in these areas and they will get my vote whilst you continue with this great reforming policy set.

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 7:31:24 PM

Submitted on Wed, 17/07/2024 - 19:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Steve

Last name

Lundy

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

This area cannot accommodate this increased population. The schools, essential services, recreational areas and sporting facilities are jammed and there simply is not the infrastructure to support the additional infrastructure.

By adding a metro this addresses the need for public transport but nothing else.

Learn from the mistakes of other areas of Sydney and don't continue the same pattern or this area will mirror the eyesore of over development and planning disasters that have ruined suburbs in much of Sydney

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 21 August 2024 4:46:32 PM

Submitted on Wed, 21/08/2024 - 16:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

BYUNG-RYONG

Last name

PARK

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Greenwich

Please provide your view on the project

I support it

Submission

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

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

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 24 August 2024 12:08:31 PM

Submitted on Sat, 24/08/2024 - 12:08

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

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

Already too crowded here.

Can't imagine how roads would cope with increased 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, 1 August 2024 9:47:02 AM

Submitted on Thu, 01/08/2024 - 09:46

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

Please provide your view on the project

I am just providing comments

Submission

I would like to appeal to have existing Heritage Areas preserved in their entirety. Real concern that you will be turning what are vibrant villages into cold, overshadowed dust bowls that no one really wants to live in. Please, moderate your proposal to preserve and INCREASE tree canopy, nature reserves and access bosun and trees and air for all to enjoy, Dont make the mistake of turning whole precincts into urban heat sinks in summer and cold wind tunnels in winter . Keep it to lower height levels - Sunlight and warmth is something everyone should have access to.

Im no expert- but there appears to be an abundance of development in play already - please dont ruin the area - there must be a way to achieve increased density without tall skyscrapers no one really wants to live in never mind look at. Thankyou

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 21 July 2024 5:12:51 AM

Submitted on Sun, 21/07/2024 - 05:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Miraa

Last name

Best

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Naremburn

Please provide your view on the project

I object to it

Submission

This intense level of high rise is overwhelming,

Not suited to our area and never is satisfying for locals.

I have lived in Naremburn for over 30 years.

The strong sense of community has eroded either the intense develop in our area.

I disagree with the labour minister that increased developments through Sydney is the answer.

Over development causes its own set of problems.

No park no nature strips no community traffic

Ugliness

It's big about quantity it's about quality

The quality of our residential community

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 2:27:03 PM

Submitted on Thu, 15/08/2024 - 14:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Josh

Last name

Dowton

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

Development in our area is inevitable; we would like to see such development include careful consideration in regards to how it might include (and be good for) everyone in our community.

The aim for 10-15% affordable housing is commendable. We would like to see this not just a target, but a mandate for the whole proposed priority area. Such affordable housing should be genuinely affordable (not just an arbitrary discount on market rates), and should remain as genuinely affordable housing in perpetuity.

We would also like to see a generous inclusion for social housing, ensuring such social housing is held in perpetuity and managed by a CHP.

We would love to see a provision specifically for women and children who have left situations of domestic & family violence, including self-contained apartments as 'refuge' housing as well as genuinely affordable transitional housing options. Such housing is much-needed, and could be managed by a local service such as Mary's House Services.

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 12:11:43 PM

Submitted on Wed, 17/07/2024 - 12:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

James

Last name

Chahwan

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

Yeah I'm not submitting a document, when all the documents you have provided just demonstrate sheer ineptitude of a solution.

Make the minimum new dwellings in the 20,000 range or shove this entire over Leiden proposal up some developers coked out nose.

Scale up the provided dwellings,
sincerely,
generations under 40.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 6:40:59 AM

Submitted on Thu, 08/08/2024 - 06:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Wollstonecraft

Please provide your view on the project

I object to it

Submission

I am worried that the schools in the region are not dimensioned to support this. I'd like to see clear infrastructure planning before it starts...

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 7:44:11 PM

Submitted on Sun, 18/08/2024 - 19:43

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

Riverview Sydney 2066

Please provide your view on the project

I support it

Submission

The location is close to a major hospital and 2train stations as well as buses therefore it is a unique area that can withstand the extra development.It should be able to provide to the community affordable accommodation serviced apartments and even a hotel that can provide accommodation for people who have family at the nearby RNS hospital.

This is a once in a lifetime development and hopefully can provide housing for our future children and grandchildren.

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 8:54:28 PM

Submitted on Mon, 12/08/2024 - 20:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Please include St Leonards South:

1. It is in walking distance to major transport hubs like station, buses
2. Close distance to RNSH, Mater Hospital, supermarket, TAFE, medical service, city etc
3. Access to Gore Hill oval with 4.4 hectares of open green space
4. Other TODS have capacity to provide thousand of housing targets e.g. Homebush have target of 16,100 compare to crows nest 3255. St Leonards South can support more housing in this precinct and have way better public transport to support a larger population.
5. Residents in St Leonards South support state led rezoning of this area.
6. More affordable housing especially in such a popular location especially with Sydney house prices being so high

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 11:55:25 AM

Submitted on Fri, 09/08/2024 - 11:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Olde

Last name

Lorenzen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Sydney

Please provide your view on the project

I am just providing comments

Submission

I am writing on behalf of our not-for-profit early childhood education and care services organisation, Froebel Australia Limited, of which I am the [REDACTED]. We have been operating a 99-places early learning centre for children from 0 - 5 years of age opposite the Crows Nest metro and within the rezoning area since December 2015. In principle, we are supportive of the Government's strategic approach to increase density and create more (affordable) housing for families in close proximity to transportation hubs. However, it is putting pressure on organisation's such as ours who are facing the expiry of lease agreements within the rezoning area in coming years with no chance of these agreements being extended due to the development opportunities that will arise from rezoning. Even if the new zoning would cater for new childcare developments, it is unlikely that these would be feasible from a property cost/rent+outgoings perspective, and/or become available before the end of current lease terms. We will be under pressure to find a new (feasible) site outside the rezoning area and to develop a new early learning

centre (at very significant cost) in time to ensure a smooth transition from the current location to a new site and to avoid business interruption. We would appreciate if both the local governments (Lane Cove Council and North Sydney Council) and the State government would invite a conversation with affected operators and provide any kind of assistance, also to ensure that enrolled families (currently approx. 140 at our Froebel St Leonards Early Learning Centre) will not experience forced terminations of enrolments due to business interruption and inability to relocate to a new site in close proximity.

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 10:21:31 AM

Submitted on Thu, 08/08/2024 - 10:21

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

2196

Please provide your view on the project

I object to it

Submission

The housing crisis in Crows Nest, marked by surging rent costs, limited affordable housing options, and a rise in homelessness, necessitates urgent government intervention to ensure secure and adequate living conditions for all residents. I find myself choosing between paying rent and other basic necessities, leading to a constant state of anxiety and financial strain.

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 3:55:02 PM

Submitted on Thu, 15/08/2024 - 15:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

I do not support over development, high density urban spaces. We have enough high rise buildings around St Leonard's and Crows nest could have a few more buildings but keep them to the current height of a few stories. Let's preserve Crows nest's small town feel and complement it with St Leonard's skyscrapers then we get the best of both worlds without overdoing it. Both suburbs do not even have schools and parking spaces on the streets are limited. Infrastructure and support need to be in place first before approvals of new development.

There are a few other suburbs in the Lower North Shore with no skyscrapers, please do not put all the high rise in St Leonard's. If a few high rise dwellings are needed, please put them along Pacific Highway but please do not over develop our inner and smaller streets. Please help us preserve our community and neighbourhood.

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 10:32:42 AM

Submitted on Thu, 08/08/2024 - 10:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

█

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

Yes

Info

Email

██

Suburb/Town & Postcode

2066

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Homebust TOD. I object to the 5-10% range, I want 10% or even better 15% set aside for affordable housing. 10% range makes a difference of an extra 800 homes set aside for affordable housing, much more if it is 15%. We need homes that are close to transport.

I am currently employed in the retail sector while establishing my life. I have resided in the Eastern suburb for five years, where I have established a community and participated in various activities, including work, church, and social engagements with friends.

Two years ago, I signed a lease for a one-bedroom, one-bathroom apartment at a monthly rent of \$580. However, this year, the rent increased significantly to \$890. After months of searching, I finally found more affordable housing in Lane Cove. Despite this, the move has presented challenges, particularly with the daily commute back to the Eastern suburb

for work, social connections, and community involvement. Since relocating to the north, I have experienced a profound sense of loneliness due to the distance from my established community. I want to see more affordable housing.

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 1:52:49 PM

Submitted on Thu, 29/08/2024 - 13:52

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

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: Tuesday, 27 August 2024 7:01:23 PM

Submitted on Tue, 27/08/2024 - 19:01

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

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

North Sydney Girls HS and Cammeraygal High School

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

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

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

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

12. Loss of retention of area specific appearance and heritage

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

14. Lack of attention to setback and separation

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 31 July 2024 10:12:24 AM

Submitted on Wed, 31/07/2024 - 10:12

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

2066

Please provide your view on the project

I support it

Submission

Thank you. I own property on ██████████ and would welcome rezoning in this area. We already have to deal with high rise buildings to the north, west and south of us and now have been bordered in by the new developments in the St Leonards South area. our 2-3 streets from the Lane Cove LGA seemed to have been left out in rezoning plans.

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 3:12:50 PM

Submitted on Thu, 25/07/2024 - 15:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Miranda

Last name

Brookes

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2089

Please provide your view on the project

I object to it

Submission

I'd like to say how ridiculous this proposal is.

There has been significant redevelopment over the last 5 years which has already lead to multiple tall buildings, wind tunnels, traffic chaos (because no matter what you do people will still drive).

If the area hasn't already been developed it would make sense but you are basically building a soulless sky scraper area and destroying the lovely feeling that was in Crows nest. Never mind the lack of facilities to support this - no parks, not enough school or sports areas.

Why does there have to be yet more tall and rezoned areas whilst the north west are just building low density housing - they have the space and land to build tall blocks, build

parks, schools, other key things and are close to the new CBDs that you want people to work in and if not also on the new Metro line to come to the city

This is further destroying Sydney and just making to look boring and unappealing

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 9:55:59 AM

Submitted on Thu, 08/08/2024 - 09:55

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 2065

Please provide your view on the project

I object to it

Submission

I am writing to express my strong opposition to the proposed rezoning in our community. While I understand the need for development and growth, this particular rezoning will lead to significant congestion and negatively impact the quality of life for current residents.

Firstly, the increased density that comes with rezoning will undoubtedly lead to more traffic on our already congested roads. Our current infrastructure is not equipped to handle a substantial increase in vehicles, resulting in longer commute times, more frequent traffic jams, and a higher likelihood of accidents. This congestion will not only affect drivers but also make our streets less safe for pedestrians and cyclists.

The environmental impact of rezoning must also be considered. Increased traffic means higher emissions, contributing to air pollution and negatively affecting our health. Additionally, the loss of green spaces to development can lead to a decrease in biodiversity

and harm our local ecosystem.

Our community has a unique character and charm that is cherished by its residents. High-density developments threaten to alter the very fabric of our neighborhoods, making them less desirable places to live and potentially decreasing property values. It is crucial that we preserve the identity and integrity of our community for current and future generations.

Instead of pursuing rezoning, I urge the council to consider alternative solutions that can accommodate growth without the adverse effects on congestion and quality of life. For example, St. Leonards has seen many high-rise buildings constructed in recent years, leading to a crowded area with very congested roads. The council has not adequately planned for the substantial increase in vehicles, which should have included better road planning to accommodate the traffic flow.

In conclusion, I strongly oppose the proposed rezoning and urge the council to reconsider this decision. Let us work together to find a balanced approach that fosters growth while preserving the quality of life for all residents.

Thank you for your attention.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 17 August 2024 10:17:30 AM

Submitted on Sat, 17/08/2024 - 10:17

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 would like to understand how schools and amenities and traffic planning in the area will be uplifted to support the significant increase in population?

Already residents in the area can't park as for the last decade apartments have not been built with sufficient parking, Any untimed areas are full of boats, trailers and caravans. Streets are extremely congested, and schools are at capacity. There does not look to be wholistic planning to consider how the area will cope with increased density and population.

1 - Cars & Parking - families still have cars, many more than one, particularly those with children, many more than one purely to manage the logistics of sport etc. Improved transport is great, but it does not get you to the places kids play sport on weekends... something we need to acknowledge when planning, particularly with more families

moving into apartments. Every day there are questions in local community groups about where to find parking when you don't have a permit.

2 -Traffic planning - Traffic is already a nightmare, particularly around Naremburn where people rat run due to the last unpaid exit to the freeway southbound, and the first entry northbound being in artarmon... will local roads be shut off to keep families and residents safe from traffic? Will there be additional entry and exit ramps to cater for the increased population?

3 - Schooling - Schools in the area are already at capacity, where are the children of the increased population going to attend school? The same applies to child care.

I'm fully supportive of increasing housing supply when it's well thought through with corresponding infrastructure and consideration for existing residents. But it seems like another case of the different government bodies not working together... and being completely misaligned!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 2:46:55 PM

Submitted on Thu, 08/08/2024 - 14:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

hiu ming

Last name

wong

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Parramatta

Please provide your view on the project

I object to it

Submission

I appreciate the chance to contribute to the Crows Nest TOD.

I have worked as a casual waitress, earning minimum wage. I cannot afford to miss any work and must struggle to secure at least two full-day shifts each week just to cover my rent and bills. My rent has increased from \$310 to \$360 this year. I chose to rent a granny flat near the train station due to its affordability compared to apartments or studios, and because being close to the station is vital for my commute. However, the living conditions are unacceptable. The flat is uninsulated and infested with mould. In winter, it feels like a freezer; in summer, it becomes a sauna. These conditions have drastically harmed my health. I find it unbearable to endure the extreme temperatures and hazardous air quality. I wish I could have found another affordable option, but the fierce competition for affordable housing made it impossible.

Affordable housing is not just a necessity; it is the foundation of a thriving future for everyone. The proposed range of 9% to 15% falls short of delivering a secure future for those in need. Therefore, I object to this submission.

I want the full 15% allocation of affordable housing in perpetuity in Crows Nest. Only a 15% allocation of affordable housing in perpetuity can dramatically increase my chances, as well as those of many others enduring similar hardships, of securing a safer and more suitable home.

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 11:50:02 AM

Submitted on Mon, 05/08/2024 - 11:49

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

Greenwich 2065

Please provide your view on the project

I am just providing comments

Submission

I support the rezoning of St Leonard's South from Park Rd to Greenwich Road to support increased development to align with current developments in the St Leonard's and Crows Nest 2036 plan area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 23 July 2024 6:29:49 PM

Submitted on Tue, 23/07/2024 - 18:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alexandra

Last name

Thompson

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Naremburn 2065

Please provide your view on the project

I object to it

Submission

I don't support this, St Leonards already feels at capacity and I do not see St Leonards and Crows Nest will accommodate such a large influx of people. Peak hour driving through Crows Nest and St Leonards today is ridiculously bad (especially roundabout near the St Leonards tavern) and parking is impossible on a Friday or Saturday in Crows Nest. This is not going to be feasible and will just put more strain on the local community.

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 11:11:50 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Eddie

Last name

Ma

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Dulwich Hill

Please provide your view on the project

I object to it

Submission

I am objecting to this rezoning proposal due to the lack of affordable housing included in the proposal.

Of the 3255 total dwellings proposed in the TOD, only 325-488 affordable housing dwellings are proposed, or 10-15%.

Sydney is in the grips of a once in a generation housing crisis, the uplift that would result from the TOD rezoning should provide a public benefit through an ambitious affordable housing target of a minimum of 15% of total dwellings to ensure low & medium income households can afford to live & work close to amenities & public transport.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 11 August 2024 2:51:46 PM

Submitted on Sun, 11/08/2024 - 14:51

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

St Leonards 2065

Please provide your view on the project

I am just providing comments

Submission

I live on ██████████ and see every morning the traffic chaos trying to get to parking near St Leonards Station and to the Pacific Highway. Adding large numbers of apartments along the Crows Nest side of the road will increase this. A plan needs to be developed to manage this.

Also, with increasing population, traffic on Chandos Street will necessarily increase. This will make it increasingly difficult to cross the road - suitably positioned pedestrian crossings are needed.

Finally, the increased traffic on Chandos Street will increase the likelihood of noisy drivers - already it often happens that a motorcycle or car will "burn out" noisily on the street. This is set to get worse. Possibly speed humps or road constrictions should be installed to control this sort of activity. Of course with increasing numbers of residents along Chandos

St, this sort of antisocial activity will inconvenience more and more people.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 29 August 2024 1:54:43 PM

Submitted on Thu, 29/08/2024 - 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

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

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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

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

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

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

Issues for Precinct

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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.

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

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-NSW retroactive ban on cladding and requirement for replacement

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

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

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

Issues

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

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

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

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

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

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

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

Cumulative & Community Development Impact

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

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

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

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

Traffic Congestion & Insufficient Traffic Analysis

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

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

Insufficient green space

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 26 August 2024 1:09:12 PM

Submitted on Mon, 26/08/2024 - 13:08

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

NAREMBURN

Please provide your view on the project

I am just providing comments

Submission

I am an owner less than 400m from Crows Nest station.

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 Crows Nest 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.

My comment is that it appears that the government earlier this year made a series of announcements that appear to support sensible and much needed development within

1200m of Crows Nest metro. I believe that the TOD proposal recently released in the last few months is a missed opportunity to actually follow through and implement these announcements.

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 6:41:12 PM

Submitted on Mon, 05/08/2024 - 18:40

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 corridor in st Leonard south is already congested. Taller building are creating a lot of shadowing to the low rise residential properties, parks and playgrounds in the areas. Therefore Increase building heights and planning more development in an already congested area will only increase the problem and not make the area more liveable.

Instead I would like to see the plan more spread out and less concentrated.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 11:05:40 AM

Submitted on Thu, 18/07/2024 - 11:05

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 am just providing comments

Submission

need to increase a number of interconnected dedicated bike paths given there are so many schools around - which will reduce the number of helicopter parents driving around 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: Monday, 12 August 2024 4:47:36 PM

Submitted on Mon, 12/08/2024 - 16:47

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

Parramatta

Please provide your view on the project

I object to it

Submission

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

My name is ██████████ and I'm a Disability Support Worker residing in Parramatta. My partner and I have lived in several apartments throughout Sydney, this includes Crows Nest which is an area we lived around. But constant rent increases have forced us to move frequently. This has been mentally draining and time-consuming, requiring us to find new housing amid our already busy lives, adding to our stress. The rising rents also make it difficult to secure safe, accessible, and well-maintained housing, complicating our situation even further. Unfortunately, we're not the only ones facing this issue. I have friends who have had to sacrifice safety and accessibility just to find affordable rentals, leaving them in poorly maintained homes far from public transport and in poorly lit areas. This creates risks and instills fear, negatively impacting their daily lives and mental health. Affordable housing would address these issues.

In my opinion, the proposed range for affordable housing is inadequate. A higher percentage is needed—15%. Therefore, I oppose this submission.

I support proximity to public transport, consistent affordable housing across sites, and having affordable housing managed by not-for-profit organizations.

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 1:22:09 PM

Submitted on Thu, 29/08/2024 - 13:21

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

124 and 126 Shirley Rd have oldish and dusty brown brick buildings that are not compatible with the modern metro area that the Crows Nest TOD is trying to create, let it combine with the new and modern buildings that will spring up immediately, not 20 or 50 years from now

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 1:55:12 PM

Submitted on Thu, 29/08/2024 - 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

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

126 Shirley Rd Wollstonecraft has a building that reminds me of a old monolithic school building, together with the building in 124 brings me back memories of Bring back the Cane, it is so out of the modern world it is not funny , it is so medieval I am so surprise no dragons come out at night, get rid of it , get the Bradfield idea going , leap into the future and leabe the past behind

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 1:55:38 PM

Submitted on Thu, 29/08/2024 - 13:55

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.

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I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 12 August 2024 4:55:30 PM

Submitted on Mon, 12/08/2024 - 16:54

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

Greenwich 2065

Please provide your view on the project

I support it

Submission

Hi and thank you.

I am in full support of rezoning my area. Currently we live on ██████████ Greenwich.

We are surrounded by high rise to our north on Pacific Highway and Along Greenwich Rd and River Rd. Now there is a lot of construction happening in the streets east of Portview. The streets of Portview and Anglo rd have been forgotten as they are part of lane cove council.

I am unsure from the proposal whether we will be rezoned? Anglo rd is included in the area to be rezoned, but the proposal maps don't seem to suggest that rezoning will occur in our streets again.

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: Thursday, 29 August 2024 10:30:22 AM

Submitted on Thu, 29/08/2024 - 10:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards 2065

Please provide your view on the project

I object to it

Submission

The St Leonards/Crows Nest precinct is already well developed and future development is underway. There are significant wind tunneling issues with the high-rise buildings already occurring. Traffic is problematic with limited access and egress on the south side of the highway which impacts traffic movement on the north side of the highway. Visual amenities and view obstruction is significant when owners pay hundreds of thousands of dollars for their property and the rules change halfway through the game! While supportive of an increase in density for the transport hubs this needs to be consistent along the highway but building density and heights should be kept at a minimum beyond the highway. Shading is already impacting residents and must be reviewed. limited parking is a problem in buildings and pedestrian access from St Leonards South and Pacific Highway Crossovers should be improved and open green space maintained. While supporting the concept there needs to be balance between increasing housing and overcrowding and poor amenities.

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 4:13:03 PM

Submitted on Tue, 13/08/2024 - 16:12

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

2065

Please provide your view on the project

I object to it

Submission

Plan for the future and include St Leonards South:

1. Residence of St Leonard South support state led rezoning of this area.
2. It is close to major transportation hubs like st Leonards station, crows nest metro, bus & main road and close to city so reduce transport pollution.
3. Have access to Gore Hill Oval 4.4 hectares of green space.
4. Other TODS have the capacity to provide thousands of housing targets. For example, Homebush has target of 16,100 homes compare to Crows Nest. Which doesn't make any sense as St Leonards is in a much better location, better infrastructure and transport to support a much larger population so targets should be higher.
5. More housing in the north shore area can help improve house affordability. North shore area is very unaffordable! Help Australian by making the area more affordable by increasing your the housing!

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: Thursday, 29 August 2024 1:56:23 PM

Submitted on Thu, 29/08/2024 - 13:56

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:

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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

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

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Insufficient green space

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 10:31:49 PM

Submitted on Fri, 23/08/2024 - 22:31

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

2000

Please provide your view on the project

I support it

Submission

Highly supportive need to increase housing density, and reduce reliance on cars. Not everyone owns or needs one 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: Tuesday, 13 August 2024 1:52:17 PM

Submitted on Tue, 13/08/2024 - 13:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Colin

Last name

Bransgrove

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

MCMAHONS POINT

Please provide your view on the project

I am just providing comments

Submission

Thank you for the opportunity to comment on the planning as proposed around the new Crows Nest Station (TOD rezoning area).

I support the governments' ambitious objective of urban consolidation around high volume transportation hubs such as the new Crows Nest station. Urban consolidation is a far better strategy than urban sprawl given we appear to be locked into population growth in Australia. As a resident within the North Sydney council area I am most familiar with this area.

There is scope to speed up the roll out of new housing within 800m of the new Crows Nest Station with extension of the Transport Orientated Development (TOD) zone to include an area on the south side of the Pacific Highway. Specifically, the block bordered by Shirley Road, River Road, Lamont Road and Nicholson Street is within 500m of the new Station.

This block has excellent pedestrian access to the new Station. Within this block there is already a 5-story building (116 Shirley Road) and directly opposite it on River Road, there is an 8-story residential complex. This block is well suited to be included with the TOD in the short term with the allowance of 8+ story building height that will contribute to housing objectives of the NSW government.

I look forward to a favorable response and I appreciate the opportunity to contribute to our community's future through this ambitious 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: Tuesday, 27 August 2024 4:00:58 PM

Submitted on Tue, 27/08/2024 - 16:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kathy

Last name

Bisits

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Cammeray

Please provide your view on the project

I am just providing comments

Submission

I have looked at the 3D views of the Acceralted development in the St Leonards and Crows Nest areas. In principle I think it a agood idea to increase housing density within the vicinity of the Metro, train station and local shopping centres. However the current high rise in St Leonards has resulted in cold wind tunnel streets and uninving high rise housing without access to large open spaces.

Future development in this area should avoid these negative aspects to include a variety of building sizes and heights opening onto large open green spaces and plazas set back from busy streets. Central Park on the old Carlton Brewery site in Central/ Chippendale is a great example of this. Where is the planted boulevarde linking St Leonards and Crows Nest?

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 30 July 2024 6:55:25 PM

Submitted on Tue, 30/07/2024 - 18:54

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

Wollstonecraft 2065

Please provide your view on the project

I object to it

Submission

The Crows Nest / St Leonard's area is already extremely densely populated by apartment buildings and local residents face numerous issues with parking and traffic in the area, particularly around supermarkets at all times of the week. There are numerous single lane roads which end up as blockages causing traffic around these amenities. Whilst there has been additional public transport hubs built in to the area, nothing has been done to address the roads and more apartments/residents will bring additional road traffic to the area, regardless of public transportation options.

The area is already struggling with green space and community hubs and changing the zoning to allow more and higher apartments will create additional, unnecessary strain on the area. Other areas of NSW would be better considered for this proposal than an area which is about to be absorbed into another government district where we will lack a voice.

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 6:55:54 PM

Submitted on Mon, 26/08/2024 - 18:55

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 am just providing comments

Submission

I generally support the intent of the Crows Nest TOD Program however have the following important comments and suggestions:

(1) Crows Nest and St Leonards is already a densely populated residential area. The Crows Nest TOD Proposal aims to significantly increase this population, for good reasons but at the expense of the well being of the thousands of current residents. Years of construction noise, loss of light, privacy and views from existing apartments, more crowded roads, no addition to open space for recreation, windy and sunless pathways etc. The DPHI needs to work on what it can do to make the TOD a success in bringing new residents to the area without degrading the lives of those currently here...

(2) Planning controls for the sites bounded by Nicholson St, Christie St and Oxley St (partially known as 46-52 Nicholson St and 29-57 Christie St) have recently been assessed

and determined and should not be considered for further changes under the Crows Nest TOD Proposal. Changes to these planning controls would not be supported by the TOD's stated principles of transitioning heights and avoiding building walls and would represent a significant breach in the community's trust in NSW's planning processes.

(3) Traffic in minor roads like Nicholson St, Oxley St and Christie St is already congested in peak times when trying to enter or cross the Pacific Highway. In particular, the corner of Oxley St and Pacific Highway cannot cope with peak time traffic and this will get much worse when the Crows Nest Metro opens (more crossing pedestrians preventing cars turning right and left onto the highway) and additional development starts. Solutions which provide more entry points to the Pacific Highway or more time or priority to turn onto the highway are required. Further, the area where Christie St crosses the Pacific Highway travelling north to south is already past reasonable capacity (including the roundabout at the corner of Christie St and Chandos St).

(4) Options to provide green/open space for use by the proposed large number of residents in the area has not been sufficiently addressed. The entire Hume St Park site, which includes the rec centre and carpark, could be transformed into exactly what is needed in this precinct however North Sydney Council does not have the resources to undertake this project and will not do it. So, the site should be acquired and the project undertaken by the State Government to ensure that the best open/green space outcome can be gained from this critical site. Developers can be required to co-fund the project with the State if desired. This important project should commence sooner rather than later, do not wait ten years.

(6) Wind tunnelling in St Leonards is already bad, along the Pacific Highway and down streets and lanes running off that road. This is likely to become worse with more tall buildings eg Friedlander Place is currently unusable as open space on a windy day and around the 88 Christie group of buildings is simply unpleasant.

(7) The proposed bonus height for 448-456 Pacific Highway is well above that being contemplated in submissions and discussions with Lane Cove Council and is both unnecessary and excessive.

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 1:22:24 PM

Submitted on Tue, 16/07/2024 - 13:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Randall

Last name

Brophy

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

I am not a so-called NIMBY. I paid good money to buy a low-rise unit in the area and have watched with horror as street after street of single-family dwellings is rezoned and demolished, with years of noise, detours, mess, and soon to be overpopulation. There is no "housing crisis"- there is an immigration crisis and that needs to be addressed. Quality of life and amenities are being taken away from us, without compensation nor recourse. Multiple issues will plague the area for decades as a result of this concentrated development of which everybody loses except those in the business.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 22 August 2024 9:24:18 PM

Submitted on Thu, 22/08/2024 - 21:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Wollstonecraft, 2065

Please provide your view on the project

I support it

Submission

I live with my spouse and our two young children in a property that we own in Wollstonecraft, adjacent to the edge of the Crows Nest TOD boundary map.

We love the area, which is well served by shops, schools, parks, public transport and other amenities. It is an easy commute to our jobs in the Sydney CBD, which means that we have more time on weekday mornings and evenings to spend with our kids. Good public transport means we don't have to drive, reducing the strain on road infrastructure. We like to shop locally, our kids play in local sporting teams, and we contribute to our local community.

We rented in the area for years before we purchased. Despite earning well above median income for most of my career, our family struggled to afford to purchase in the area, and were forced to purchase a property that is too small for our growing family in the longer

term. Speaking to other families at our local public school, it is a common problem. We are the lucky ones, I can only imagine that for every family like us, there are many more for whom living in an area like this is an unattainable dream.

That is why I support the Crows Nest TOD. This area is fantastic for young families, and more people like us should have the opportunity to live here. Instead, restrictive zoning laws prevent new development, constraining supply and forcing prices out of range of most people in their 20s and 30s.

A city that limits housing supply so much that young families need to move 50km+ away from their jobs is a city that is failing its future generations. Young workers are more mobile these days, many thousands are moving out of Sydney for this very reason. If we can't afford to upgrade to a larger property when the time comes, then we will too.

I make this submission as someone with nothing to gain financially from this TOD. I could side with the NIMBYs and oppose it, as a local owner that would be much better for my property value in the short run. But as a member of our local community, I know that this area can support more residents, that providing more affordable housing is the right thing to do, that our community can thrive and our local businesses can grow.

The plan is reasonable and proportionate, and the zone well-located near good roads, schools, hospitals, shops and public transport. It's the ideal place to support increased density, and while I am no great supporter of the current government I commend them for taking on the vested interests of a loud and entitled minority through this 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: Monday, 26 August 2024 9:18:15 PM

Submitted on Mon, 26/08/2024 - 21:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Colin

Last name

Moncrieff

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 support it

Submission

As a resident of Crows Nest/St Leonards South, I strongly endorse the state-led rezoning initiative and urge the extension of the accelerated rezoning area to include the remainder of St Leonards South (Lane Cove LGA area: Park Road to Greenwich Road and River Road to Pacific Highway).

Expanding the rezoning area to Greenwich Road/River Road will significantly boost housing capacity with minimal disruption, leveraging existing transport infrastructure and robust community support.

The proposed extension is a natural and logical progression, defined by existing roadways: Park Road, Greenwich Road, River Road and Pacific Highway.

By extending the rezoning area, we can enhance housing capacity, support sustainable

development, and meet the needs of our growing community.

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, 22 August 2024 11:08:15 PM

Submitted on Thu, 22/08/2024 - 23:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

J [REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I support it

Submission

I strongly support all accelerated rezoning plans and urge the relevant bodies to go further with these, and enhance the housing targets where possible. This area has an extremely high level of amenity and infrastructure that should be shared more equitably.

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 1:41:16 PM

Submitted on Thu, 29/08/2024 - 13:41

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

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:

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: Wednesday, 17 July 2024 10:24:11 PM

Submitted on Wed, 17/07/2024 - 22:23

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

Increasing medium to high density housing around transport hubs is a great strategy. But as a student I would like to see further support for affordable housing with high building standards to ensure comfort for residents in the long term.

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 4:43:23 PM

Submitted on Sun, 25/08/2024 - 16:43

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

Please provide your view on the project

I object to it

Submission

I strongly object.

I think you are insane to propose adding so many dwellings to the precinct. It is already packed to the rafters, especially with current population. It is already impassable on Saturdays and Sundays, not mentioning during the weekdays. The new Metro has not made any difference.

I don't want to be surrounded by vertical ghettos, probably built by the legends from Melbourne or people who never lived here.

[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: Friday, 16 August 2024 9:56:38 AM

Submitted on Fri, 16/08/2024 - 09:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I am acutely aware of the proposal for a building occupying the block bounded by Pacific Highway, Alexander and Falcon Streets, and how approvals have been manipulated through government affordable housing exceptions.

After refusal by Council and subsequent overruling by government, the plans have been changed to add even more to the project's height.

I object to this manipulation of density/height rules and the negative effect such monster buildings will have on the Crows Nest community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 21 July 2024 3:05:10 PM

Submitted on Sun, 21/07/2024 - 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

Wollstonecraft 2065

Please provide your view on the project

I am just providing comments

Submission

Although I support increased density in the area proposed I think it is very important that the character of Crows Nest and North Sydney where there are terraces and single level dwellings is retained. There are areas in the proposed increased density area where it would be wrong to lose the existing homes and the streetscapes that have historic and heritage value. These homes must be retained. Higher density can occur close to the rail and metro stations without touching the character of Crows Nest and the northern part of North Sydney in the West Street area.

Turning the whole proposed area into units will lose the character of these suburbs that has been carefully nurtured by North Sydney Council for many years. I therefore suggest great care is taken in rezoning and that North Sydney Council is listened to.

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 4:20:18 PM

Submitted on Tue, 13/08/2024 - 16:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Need to include St Leonards South into this development plan:

1. It is in walking distance to major transport hubs like st Leonards station, crows nest metro, buses & main roads
2. Close distance to RNSH, royal north shore private, Mater Hospital, supermarket, TAFE, medical service, city etc
3. Access to Gore Hill oval with 4.4 hectares of open green space
4. Other TODS have capacity to provide thousand of housing targets e.g. Homebush have target of 16,100 compare to crows nest 3255. St Leonards South can support more housing in this precinct and have way better public transport to support a larger population. And close to city which is in high demand than Homebush
5. Residents in St Leonards South support state led rezoning of this area. So take action
6. More affordable housing especially in such a popular location especially with Sydney house prices being so high and so close two city and 2 major train station and buses

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 27 August 2024 7:31:24 PM

Submitted on Tue, 27/08/2024 - 19:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I object to this rezoning. This will generate a lot of noise for me as a resident and owner of two apartments. it will devalue my home and other property significantly, block my light and create a lot of noise! i am elderly and the noise will mean my son will move out and make my apartment hard to maintain and limited care for 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: Friday, 19 July 2024 5:50:15 PM

Submitted on Fri, 19/07/2024 - 17:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

HOLLAND

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

NEUTRAL BAY, NSW, 2089

Please provide your view on the project

I object to it

Submission

The proposals will result in massive overdevelopment in an already very busy, congested suburb with massive loss of solar access and wind tunneling. A single Metro station does not include a new school, hospital, park, road widening or a single other piece of significant infrastructure. Residents and current business have a 'right to light' and some peace for constant construction.

I agree to the above statement

Yes

Impact on residents of 220 Pacific Highway

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

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

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

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

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

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

Issues for Precinct

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

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

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

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

Loss of the tree canopy on Sinclair Street

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

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

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

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

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

Background

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

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

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

Panorama Residences have suffered from two unexpected and uncontrollable events:

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

-NSW retroactive ban on cladding and requirement for replacement

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

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

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

Issues

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

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

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

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

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

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

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

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

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

Cumulative & Community Development Impact

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

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

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

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

Traffic Congestion & Insufficient Traffic Analysis

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

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

Insufficient green space

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Sunday, 4 August 2024 11:57:27 AM

Submitted on Sun, 04/08/2024 - 11:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

To whom it may concern,

The changes you are making are devastating. I have lived here for 18 years and this neighbourhood is being destroyed by construction. The overcrowding of the buildings has lead to the roads being a nightmare, as the roads are not set up for large car flow, and more delinquent residents have moved into the area.

Please consider only allowing construction to run Monday to Friday. The jack hammer noises are really awful and start each day around 7.15am. It's mentally hard to tolerate 6 days a week. Please consider the wellbeing of 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: Monday, 26 August 2024 9:51:14 AM

Submitted on Mon, 26/08/2024 - 09:51

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

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, and 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 proposed new dwellings and for all eastern-side dwellings of new developments.
- * Loss of views in 51 west-facing units at 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 on 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 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: Tuesday, 27 August 2024 5:50:28 PM

Submitted on Tue, 27/08/2024 - 17:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Yuka

Last name

Sohier

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest NSW 2065

Please provide your view on the project

I object to it

Submission

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

North Sydney Girls HS and Cammeraygal High School

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

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

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

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

12. Loss of retention of area specific appearance and heritage

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

14. Lack of attention to setback and separation

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 15 August 2024 11:34:09 AM

Submitted on Thu, 15/08/2024 - 11:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I strongly oppose to this proposal to develop an excess of high rises which will ruin the neighbourhood and sense of community. Having lived in this neighbourhood for over 14 years, I have grown to love it fiercely, particularly the small and boutique style of the main shops. By building a metro and forcing residents out of their homes all for the sake of jam packing as much housing as you can is honestly disgraceful and inhumane of the developers. Consider what will be ruined by creating multiple high rises - it will no longer be a small neighbourhood it will be like a metropolitan city and not very historical or welcoming at all. Already so many of my favourite restaurants and shops have been pushed out for chains such as El Jannah, tarnishing the historic and family friendly feel of Crows Nest. Willoughby Road is iconic and the backbone of this community and it must remain protected because it houses all the shops that have built the image and feel of Crows Nest for years. Many shop owners that I have spoken to have noted how they are being abruptly told to move out so they can "develop" the building. How is this fair

treatment of locals? Why should locals have to move just because a train station is being built? St. Leonards train station area has already got so many buildings now, so we really want that to be Crows Nests future? It is the last of the small and historic neighbourhoods this close to the city and I would be loathe to see it ruined by modern greed and horrible apartment designs. If you have to build apartments, just refurbish current ones that already exist versus eliminating massive chunks of culture and family. I reiterate that I am very strongly against this proposal and hope it never comes to light.

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 2:11:32 PM

Submitted on Mon, 26/08/2024 - 14:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards 2065

Please provide your view on the project

I object to it

Submission

My name is [REDACTED] and I am an owner resident of [REDACTED] [REDACTED] St Leonards. The proposed development of 4B Herbert Street Precinct, St Leonards will impact me entirely and negatively.

By way of submission for the proposed St Leonards/Crows Nest development plan and consultation, I offer the following comments:

1. At no point in the publicly available documents is any major consideration given for the impact of the 4B Precinct development on already established communities of local residents, especially the residents of Forum West.
2. The public documents are only an appraisal of the favourable viability of the project within the boundaries of the project itself.
3. As far back as when Tom Gianatti was Project Manager of the 4B Precinct, I was in

discussion with him about the immediate impact of this development on me and others in Forum West who face the 4B Precinct. He asked if he was welcome to come to my apartment with his Marketing Director to get a feel for my precise concerns and see exactly what the practical, daily reality of the proposed development would look like. I extend that invitation to any present project workers.

4. Herbert Street is already taxed by way of general, residential and hospital traffic, sometimes beyond capacity to efficiently operate. What would the proposed development of 4B Precinct add to further disruption, especially for emergency vehicles who need uninhibited and timely access to Royal North Shore Hospital?

5. In the video posted of the webinar about the development, one engineer said that consideration had been given to maximizing the degree of sunlight into the precinct post development. This is laughable. From my living room now I look out over 4B Precinct. Approximately 17% is blue sky that allows natural light into my apartment for most of the day. My positive health and wellbeing are directly affected by this capacity for natural sunlight. Until recently I worked from home 100% of my time, but still often do. This development will take away every aspect of the positive outlook that is essential for my health and wellbeing. I bought this apartment on the basis that even in a built up area, it provided essentially what I needed as a minimum.

6. There are possums that live in the trees opposite. The same mature trees attract parrots. There are brush turkeys that live in the undergrowth within the southern part of the 4B Precinct. Remove this only naturally occurring open space within this block and what real real commitment and benefit is there to the natural environment aside from proclaiming the virtues of creating new ones like the made 'park' on the other side of the Pacific Highway?

7. The building process will go on and how will residents who live in Forum West who work shift work, as I do, and as do other residents eg. the hospital, sleep and rest? This is already a busy area with medical helicopter flights arriving night and day and emergency vehicles arriving often with sirens on. Those things already existed when I bought into Forum West. No problem. But the 4B Precinct development will add great stress to noise levels.

8. I suggest that the value of my apartment will plummet. Will the NSW Government compensate me for its loss of value and for the impact on my mental health?

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 12:01:12 PM

Submitted on Sun, 18/08/2024 - 11:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Monica

Last name

Schultz

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Lane cove.

Please provide your view on the project

I am just providing comments

Submission

I work in Christie st st Leonards. My office overlooks the entrance to on of the apartment complexes on pacific highway. Every day I see at least six groups or people arriving with luggage (and similar numbers leaving) indicating a not insignificant proportion of those apartments are on short term holiday rental web sites. These apartments for short term rental take apartments away from people who want to live in the area and push up property prices. If you are serious about providing more accommodation BAN short term rentals

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 4:38:53 PM

Submitted on Thu, 18/07/2024 - 16:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████

Last name

████

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

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Crows Nest

Please provide your view on the project

I object to it

Submission

Dear Department of Planning,

We are writing to formally request the inclusion of 375 Pacific Highway, Crows Nest in the proposed Transit-Oriented Development (TOD) rezoning precinct. Our request is supported by the following reasons:

- The site boasts a substantial size of approximately 1750 sqm, with a wide frontage along Pacific Highway.
- It is strategically located a mere 400 meters from the future metro station.
- Positioned on the North Western side of North Sydney Girls High School, the site's orientation towards Pacific Highway minimizes potential overshadowing on the school.

- The neighboring land across the road has already been rezoned for 12 levels, indicating an existing imbalance in land values.

We believe that including our property in the TOD rezoning plan aligns with the area's development goals and would appreciate your consideration of our request.

Thank you for your attention. We stand ready to work with you on this matter.

Sincerely,

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 11:59:09 PM

Submitted on Fri, 02/08/2024 - 23:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jesus

Last name

Garcia

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

We object that the E2 zoned area between Lithgow Street and Nicholson Street in St Leonards is included in the precinct. This area is not proposed to be rezoned as shown in the proposed rezoning plans, and residential flat buildings are not permitted within the E2 zoning. There is an important emphasis in keeping the Commercial Centre zoning in the area to keep St Leonards as an important employment centre.

Therefore if no housing is proposed in this area (between Lithgow St and Nicholson St) then why to include it in the accelerated precinct?

It should be removed from the precinct and the controls to be as per the approved St Leonards 2036 Plan, including heights and setbacks and zoning.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Friday, 23 August 2024 10:34:51 AM

Submitted on Fri, 23/08/2024 - 10:34

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

Please provide your view on the project

I object to it

Submission

Significant reduction of sunlight to approximately 50% of the west-facing units, leading to poor occupier wellbeing.

Significant increase in traffic congestion in the surrounding streets, on top of the existing traffic issues 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: Friday, 23 August 2024 1:46:37 PM

Submitted on Fri, 23/08/2024 - 13:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Chatswood 2067

Please provide your view on the project

I object to it

Submission

I am submitting my objection due to the following reasons:

Submission Objection Reasons:

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

6. Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests.
7. Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound.
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities.
9. Impact to the tree canopy cover on Sinclair street.
10. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas.
11. Loss of retention of area specific appearance and heritage.
12. Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street.
13. Impact on existing town services such as sewage, waste, water, electrical sub stations etc.

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: Monday, 26 August 2024 8:53:23 PM

Submitted on Mon, 26/08/2024 - 20:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

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

Yes

Info

Email

■

Suburb/Town & Postcode

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

I object to the plan because

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

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 7 August 2024 8:05:25 PM

Submitted on Wed, 07/08/2024 - 20:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ann

Last name

Storr

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

St Leonards 2065

Please provide your view on the project

I am just providing comments

Submission

Additional space for the delivery of Acute and Clinical Services within Royal North Shore Hospital is a necessity.

However the current plans proposed in the Crows Nest TOD Rezoning Proposal include plans for a 62 storey building to be erected on the area known as 4B, closest to the train station and bus stops at St Leonards, offers almost everything else.

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 1:46:33 PM

Submitted on Thu, 29/08/2024 - 13:46

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: Wednesday, 7 August 2024 3:58:08 PM

Submitted on Wed, 07/08/2024 - 15:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jasmine

Last name

Noble

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

Needs more focus on non-investment housing and restrictions on international buyers

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 1:29:00 PM

Submitted on Fri, 09/08/2024 - 13:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Israt

Last name

Jahan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Wiley Park

Please provide your view on the project

I object to it

Submission

Over the past 1.5 years, the relentless surge in rental housing costs has significantly affected our lives. Our rent has spiked three times, causing substantial strain on our finances. As a result, my partner has taken on additional work driving for Uber after their regular job, leaving us with minimal time to spend together. The unyielding pressure of managing the ever-increasing cost of living has taken a toll on our relationship and personal well-being, creating challenges in finding moments of relaxation and connection amidst the financial strain. It is imperative to see a tangible change towards more affordable housing options. we want 15% affordable housing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Saturday, 24 August 2024 11:12:47 PM

Submitted on Sat, 24/08/2024 - 23:12

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

Please provide your view on the project

I object to it

Submission

AS an apartment owner in the █ complex, I object to this proposal on the following grounds

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

6. Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair street residents and guests
7. Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital And the Melanoma Institute of Australia (MIA) facilities
9. Impact to the tree canopy cover on Sinclair street
- 10 Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas
11. Loss of retention of area specific appearance and heritage
12. Lack of light and shading in all eastern facing units in new dwellings built on the 8 store sites in Bruce Street
13. Impact on existing town services such as sewage, waste, water, electrical sub stations etc

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 12 August 2024 9:44:12 PM

Submitted on Mon, 12/08/2024 - 21:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ryan

Last name

Ahern

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 believe the densification of crows nest around the new metro stop is important, and I support the initiative in principle with two important practical considerations.

1) That new developments maintain the mixed-use character of crows nest / St Leonards. The combination of ground floor retail, 3-4 floor commercial, and upper 5 and beyond floor residential buildings is really special in NSW and I think quite unique to this area. It maintains activity on the streets throughout the day, providing safety and a greater sense of community and liveliness. I believe Euclidean zoning, or purely residential or commercial buildings would negatively impact the local area.

2) The current form of Pacific Highway itself is, I believe no longer fit for the future of crows nest. 6 lanes widening to 8 lanes at the Herbert street intersection with an anti-pedestrian median may have made sense before the M1 was upgraded, but now and with

this added densification, I believe this is too much a concession to car traffic. Having folks exit a metro station immediately onto an impassable highway is not place-making, and dangerous for those using the new bike parking installed in the metro. Were just 2 of these 6-8 lanes repurposed to dedicated two-way separated cycling pathways and transit lanes, I think this would be a good step in the right direction to redirect traffic movement up towards the M1 and support the greater density with proper activation of the metro stop area. This would improve local businesses with greater footfall, make it safer for school kids to travel down towards the local schools, and decrease the health impacts on locals from vehicle engine pollution and brake particulates.

I would greatly appreciate the noting of these two considerations in any work or iterations of this 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: Tuesday, 30 July 2024 9:38:02 PM

Submitted on Tue, 30/07/2024 - 21:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rachel

Last name

Falk

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

Re: Crows Nest TOD rezoning proposal

Name: [REDACTED] Address: [REDACTED], 2065

I have checked the box 'object' to the proposal, because you didn't give the option to partially support, partially object, which is in fact my view.

I support the idea of increasing housing stock in defined areas close to good transport, rather than scattergun high rise development throughout the whole of Sydney. This has, in the past, destroyed some quiet, beautiful residential areas where houses, family homes in lovely gardens, exist. The destruction of the green landscape of trees, grass, shrubs creates havoc not only for the environment, its temperature with shade, clean air and the well being for humans with the beauty of nature possible in cities, supported by science and

studies. Plants transpire water, which contributes to rainfall, and oxygen, and suck up carbon dioxide. Urban planners and governments should not, must not ignore these things.

I have one objection to the advertised plans, and one suggestion/'objection'.

1. My house is [REDACTED], opposite one of the huge developments in St Leonards South, on Park Rd. When the St Leonards South developments were proposed, we lobbied that they either be set back to Berry Rd, or that we all be included in the R4 rezoning. One resident only in the street didn't join our residents requesting this but maintained a stance of objection. We, a committee of our action group, the Park Rd West Action group, door-knocked all the houses in Park, Portview and Anglo Roads and over 90% (it was either 94% or 96%) supported being zoned R4 so they could be paid enough to move out and relocate, to like homes rather than have to live through the noise, dust, disruption of these huge buildings and constant huge trucks all day, and especially for the residents of Park and Portview roads who will lose sun, light, privacy and ability to see sky instead of a massive block of buildings, and have a previously quiet street carrying heavy traffic. We spoke to the Dept of Planning in two meetings, politicians, local Council (Lane Cove) to allow the logical conclusion that the whole block up to Greenwich Rd, bounded by River Rd and the Pacific Highway be developed as a whole. This would provide needed housing, in one area, close to transport. This includes both the Crows Nest Metro and St Leonards station, as well as proximity to Wollstonecraft station, and constant buses travelling along the highway to the Hills area, Manly, City, Lane Cove etc. My house, midway down Park Rd, takes 5 minutes to walk to St Leonards station, and 14 minutes to the Metro. At the time everyone in our State Planning meetings, the politicians etc agreed it was logical to include the whole area to Greenwich R, and unfair to us, the residents left behind in the rubble and noise, but everyone buckled under the objections from residents in Greenwich ("we'll have too much traffic in the area, and 'it will need an increase in infrastructure") and from some residents in Wollstonecraft who said the same. It was a Liberal member of parliament who came with us to State Planning and argued for Development to Greenwich Rd then bucked under pressure from the Greenwich/Wollstonecraft group and LCCouncillors. Some residents sold their homes in Portview (2) and Park roads (1) because of the pending developments so near and a couple of these new residents build new homes on Portview and I assume wouldn't support extension of R4 into our area so now approval for us to be included in an R4 upzone may now be only high 80% or 90%, but maybe more.

It makes sense to redevelop the rest of St Leonards South to Greenwich Rd, which already has some R4 zoning. It's also a moral issue, and good planning. The original architects/planners for SLS about 6-7 years ago wrote in their report that if the whole area to Greenwich Rd isn't developed there would be winners and losers and this wasn't acceptable. SJB architects/planners who did a later report said the same thing. We, the SLS 'losers' want to be upzoned to R4 so we can get out and be able to buy like real estate elsewhere. The NSW Government needs more housing stock so it would be a win-win.

Yours sincerely,
Rachel Falk

2. My objection to the existing TOD rezoning proposal. Lot 4B, Herbert St. Royal North Shore Hospital is now at and over capacity. The population of the area that uses RNSH will in no time have many more thousands of potential patients, adults (old and young) and children with the vast expansion of housing in the area being built. With more residents there will be more businesses and more people working in the area. Currently there is usually a blockage in the A&E admission area because there are no beds in the main hospital. I had an accident not so long ago and needed admission. When I was eventually moved to a bed in the hospital it had 3 men and 3 women in it. One man was

psychotic, one was demented and speialed because he was out of control, and the lady next to me was dying. This had never been the case, I had worked in this hospital. It was disrespectful, a disgrace and inappropriate for the patients and no-one was in the right place to get good medical care and any peace of mind. This is the norm now. The talk around town is that if you are sick, go to St Vincents Hospital and stay away from RNS. The hospital needs to be expanded in all the areas - medical and surgical beds, operating theatres, A&E, perhaps even in intensive care. There is wastage and expense in Ambulance times when they cannot get the people they bring in to get assessment and admission into the beds in the assessment area. The ambulance staff have to stay in the holding bay outside because there's no spare bed in admissions. This also happened to me, for hours. Hours that the ambulance can't do their job on the roads.

It's an ill -conceived and illogical idea to plan to build housing of any kind, for commercial housing or supported staff housing, or any non- clinical commercial, that is non-medical use, when this can be provided 5 minutes walk away, say in Park Rd where my house is. It's 5 minutes walk to RNS, maybe 3 if you have longer legs. It's penny pinching, pound foolish to use existing hospital land for what is proposed for Lot 4B, Herbert St. It's also negligent in the face of existing pressures on the hospital, and irrational in the face of the huge increase in population, not only in Crows Nest and St Leonards, Lane Cove area but also in the North Shore as a whole. This aspect of the TOD proposal, a mistaken proposal left over from the previous Government, must be reconsidered. It's not acceptable in any way, shape or form. This Government can do better for its citizens, and must do so.

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 8:15:35 PM

Submitted on Thu, 01/08/2024 - 20:14

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

St leonards

Please provide your view on the project

I object to it

Submission

Forum west apartment is already blocked view & sun by high rise building by new medical office building so can't do anymore

There is empty land next to hospital Carpark & hospital church where has been empty & covered over years , so should build high rise building there

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 10:04:47 AM

Submitted on Fri, 09/08/2024 - 10:04

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 2065

Please provide your view on the project

I object to it

Submission

The block on the south side of Nicholson Street from Hume to Lamont street is only 2 stories with parking underneath(older residential stock in need of expensive maintenance which Strata levies struggle to fund) and only 100-200m from Crows Nest metro – this area should be a special case for urban consolidation. It is a quiet location near the new station and a desirable location to live. It does not make sense to develop towers along the Pacific Highway more than 200m away from Crows Nest Metro station(towards North Sydney) and ignore this block which is a better location for sensible quality higher density residential development – closer to the new station.

· It is very poor urban planning to concentrate residential towers along the busy Pacific Highway as that creates a windswept canyon of high energy consuming apartments in a very noisy location not suitable for quality living– which always will need windows shut and air conditioning on to keep traffic noise out of bedrooms(also lifts and water pumping

use extra energy) . The towers will create unbearable high traffic in the back streets of Nicholson Lane and Nicholson Street – similar to what is now experienced in Nicholson Street ,St Leonards and Oxley Street where towers have been built.

- The urban consolidation should be centred at Crows Nest Station and be measured radially away from station – not length ways along Pacific Highway – hence Nicholson Street is the best location to develop. This area is not heritage listed and not in Crows Nest village.

- The southern side of Nicholson Street will lose winter sunlight, be subject to years of noisy construction along the Highway and the northern side of Nicholson Street and lose street parking to new developments – so property values and living standards will be negatively impacted .

- It makes sense to develop both side of Nicholson Street from Christie street to Lamont street – why is the block from Hume street to Lamont street excluded when it is closer to Crows Nest Metro than other areas in Crows nest TOD proposal – this seems illogical and very unfair.

- If you include EV charging in Nicholson Street urban renewal , roof top solar, replace gas appliances with electric appliances, and people use the Metro rather than cars and people enjoy fresh air rather than air conditioning – the development will be carbon neutral and not add to global warming .

- There are already at least 4 buildings in Wollstonecraft between the Pacific Highway and River Road that are 9-13 stories in height – even though height limit is 3-4 stories in LEP. To be consistent the entire area should be rezoned for higher density as it is close to the new station.

- Why is the Department of Planning simply increasing the zoning height for locations near Crows Nest Metro along the Pacific Highway that developers have already purchased and have been trying to develop for years – are the financial profits for Developers the primary incentive for the proposed rezoning changes?

- The St Leonards- Crows nest plan does not exclude development in Nicholson Street Wollstonecraft, but does nominate gradually reducing tower heights from St Leonards. If 35 story towers are being approved on the Pacific Highway – it makes sense to have 6-10 story towers along Nicholson Street a block away from the Highway. Nicholson Street is actually a better location for residential apartments compared to the Pacific Highway – as there is no traffic noise and people can enjoy sitting on their balcony without traffic noise and pollution– and open windows to enjoy the breeze rather than closing windows and turning on air conditioning(high energy usage) to keep traffic noise out. Pollution (from traffic) has been proven to be a cause of dementia – a huge cost to Public health. Towers along the highway cause irreparable global warming due to huge energy usage.

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 10:49:52 AM

Submitted on Fri, 16/08/2024 - 10:49

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

2065

Please provide your view on the project

I object to it

Submission

I am writing to submit my objection to the proposed rezoning of land in Nicholas and Sinclair Streets as part of the Crows Nest Transport-Oriented Development. I am a regular visitor to this area, I have come to appreciate its unique charm and heritage, and I am deeply concerned about the negative impacts this rezoning would have on both the conservation area and the broader community.

The R3 and R4 high-density zoning would drastically alter the character of Crows Nest and Wollstonecraft, which have long retained a village-like atmosphere. This mix of heritage and modernity is rare in Sydney, and the proposed developments risk undermining that integrity.

I understand Sydney's need for more housing and appreciate the challenges people face in entering the property market. However, higher-density developments were always

intended to be concentrated around St Leonards and the Metro station. These locations are better suited for such developments due to their existing infrastructure and topography. The character of Crows Nest and Wollstonecraft village should be preserved as a lower-density precinct.

I also believe the impact on traffic and parking availability has been underestimated. From my visits, it is already evident that congestion and parking issues are common. Introducing high-density developments would further exacerbate these issues, reducing the area's accessibility for residents and visitors.

Finally, I have serious concerns about the potential for wind tunneling and overshadowing, issues already observed near the Landmark building in St Leonards. These effects create cold, shadowed, and windy environments that detract from the liveability and appeal of the area for residents and visitors alike. Crows Nest and Wollstonecraft have long been known for their vibrant and welcoming atmosphere, something that should be protected and nurtured.

In light of these concerns, I strongly urge reconsideration of this rezoning proposal to ensure the preservation of the area's heritage and community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 18 July 2024 1:25:06 PM

Submitted on Thu, 18/07/2024 - 13:24

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

CROWS NEST

Please provide your view on the project

I support it

Submission

I would like to make this submission on behalf of the Owners Corporation of ██████████
██████████ Pacific Highway Crows Nest.

I reviewed the reports on exhibition and support the proposed outcomes envisaged for the property at 402-420 Pacific Highway. The property currently comprises a mixed use building in only fair condition due to ongoing issues with waterproofing and the age of the building. Redevelopment of the property is currently being considered and the Owners Corporation is in discussion with a developer to demolish the existing structure and construct a new mixed residential and non-residential building with basement car parking. There are significant constraints with the existing strata as the townhouses adjoining the site in Nicholson Road have part of their basement car park extending under our lot below the basement. There are also townhouses erected over the driveway to the basement making demolition and construction a major challenge..

The planning controls indicated in the Urban Design report will enable redevelopment of

the site to provide additional housing, including affordable housing, as well as employment opportunities with a new retail and office component.

I urge the Department to proceed with rezoning of the site as soon as practicable to give effect to the new planning controls including the incentive bonus provisions.

I would also request that parking rates be set for the site based on the relevant Transport for NSW guidelines rather than the North Sydney Council parking rates.

Regards

A large black rectangular redaction box covers the signature area.

Crows Nest

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Monday, 29 July 2024 11:38:39 PM

Submitted on Mon, 29/07/2024 - 23:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

I don't believe high rise cheaply built dwellings are the answer to the need to provide affordable housing. The people that need homes won't be able to afford these dwellings or to live in them. This is a developers dream and whilst they leave with an enormous profit we will be left with the legacy of these awful developments. There is no plan for the environment- how are these developments eco friendly? Worse still is the complete absence of a plan for the amenities needed to service the increased population. Who is building the schools, expanding the hospitals and ensuring green spaces of sufficient size for soccer or other sporting activities - are the developers contributing anything towards this? The roads are left ruined by the endless heavy trucks. This plan is not inspired or visionary and lessons from previous generations of hideous high rises have not been learned. This is about developers lining their own pockets making as much money as quickly as they can under a guise of "affordable housing". Surely in this day and age we can create a better more sustainable vision which actually delivers on meeting the needs of

people to have a home.

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 6:38:06 PM

Submitted on Sat, 03/08/2024 - 18:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I support it

Submission

Good plan. More high density accommodation needed in the area. Landlords keep increasing rent higher and higher each year due to lack of supply.

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 6:03:49 PM

Submitted on Wed, 28/08/2024 - 18:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jonathan & Helen

Last name

Thorpe

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

Our principal objection is in relation to the proposal to build a 62-storey building immediately across the road from our apartment, on the RNSH site known as 4B.

This is a grossly excessive size for such a small site and will permanently impact on the quality of life for residents of Forum West apartments, particularly those facing west, towards the proposed building.

The shadowing and wind tunnel effects will be enormous, as will the loss of view and privacy.

The traffic impact on an already congested Herbert St will also be considerable. It is ridiculous that such a large building would have a single access on to a single lane road. No one is disputing the need to build more higher density housing, but it must be done in a way that does not significantly affect the quality of life of existing residents, or the value of their homes.

I agree to the above statement
Yes

Impact on residents of 220 Pacific Highway

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

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

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

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

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

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

Issues for Precinct

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

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

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

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

Loss of the tree canopy on Sinclair Street

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

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

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

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

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

Background

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

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

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

Panorama Residences have suffered from two unexpected and uncontrollable events:

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

-NSW retroactive ban on cladding and requirement for replacement

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

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

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

Issues

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

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

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

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

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

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

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

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

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

Cumulative & Community Development Impact

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

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

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

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

Traffic Congestion & Insufficient Traffic Analysis

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

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

Insufficient green space

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 28 August 2024 6:17:57 PM

Submitted on Wed, 28/08/2024 - 18:17

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

Example Submission Objection 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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Thursday, 8 August 2024 12:03:47 PM

Submitted on Thu, 08/08/2024 - 12:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

anqi

Last name

liang

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Haymarket

Please provide your view on the project

I object to it

Submission

As a worker in a supermarket as a cashier, I feel the rising cost of living. This can lead to a lot of people not having the savings to buy a house.

I have noticed that the cost of renting and the cost of living in Sydney has been rising over the past few years, which has made me want to buy a house. Especially in these years, landlords are raising rents very high and there are a lot of things that come with living in a rented house. For example, whether you can have pets or not. But, house prices have also risen very quickly in the past few years, and they've become so expensive that I've had to seek financial support from my parents. Moreover, my salary was not enough to pay the high mortgage. At that time, I was happy and excited when I learnt that the NSW government had an affordable housing programme. I think everyone who settles in Sydney would like to have a home of their own here. Therefore, I support this programme.

However, when I read the report of this plan, I don't think a range is helpful for affordable housing. I would like to see a higher percentage of affordable housing, so I am against this proposal. It should be 15%, or at least a maximum of 10%.

I support the expansion of disabled access and would like to see gold and platinum disabled access standards included in the scheme. Ensuring that new development is accessible to all is essential to creating an inclusive community where everyone has the opportunity to thrive.

In addition, I support increasing the density of development projects in the city. This allows for more efficient use of land and resources, providing more green space and mixed-use developments that benefit the entire community. If properly managed, higher densities can improve accessibility to facilities, public transport and services, making urban living more sustainable and enjoyable.

In addition, affordable housing managed by not-for-profit organizations must be supported to ensure that they remain affordable in perpetuity. Affordable housing allocations must be consistent across all sites to avoid setting a bad precedent and to ensure that all new developments contribute equally to solving the housing crisis.

In summary, I would expect you to apply a consistent 15% affordable housing requirement across all new development. This approach, coupled with strong support for disabled access and higher densities, will help to create a more equitable and sustainable community in Hornsby. Thank you for considering my comments.

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 3:30:35 PM

Submitted on Sun, 28/07/2024 - 15:30

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 support it

Submission

The TOD rezoning program around Crows Nest Station is a great opportunity to improve the utilisation of land in the inner north shore, improve amenity for residents and contribute to dealing with the housing crisis.

It is critical that we densify areas like Crows Nest if we want Sydney to remain a world city for the next century, and the station opening provides us a great opportunity to make a real impact on this.

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 6:21:53 PM

Submitted on Tue, 27/08/2024 - 18:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Milovan

Last name

LUCICH

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

North Sydney Girls HS and Cammeraygal High School

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

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

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

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

12. Loss of retention of area specific appearance and heritage

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

14. Lack of attention to setback and separation

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Tuesday, 16 July 2024 2:22:20 PM

Submitted on Tue, 16/07/2024 - 14:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Naremburn

Please provide your view on the project

I support it

Submission

Highly supportive of plans to improve housing density and reduce reliance on private vehicles

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 3:19:13 PM

Submitted on Tue, 16/07/2024 - 15:18

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 suggest to have old unit blocks within 400m of Crows Nest Metro included in the rezoning 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: Thursday, 18 July 2024 8:21:35 PM

Submitted on Thu, 18/07/2024 - 20:21

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

PENNANT HILLS

Please provide your view on the project

I object to it

Submission

- 1) The Crows Nest TOD rezoning area should be expanded to include the Naremburn Heritage Conservation Area.
- 2) Naremburn Heritage Conservation Area is already surrounded by high-density structures such as apartments, towers and buildings. With the even more intensive TOD rezoning right next to the area, the Heritage Conservation area will NOT meet its intended purpose, with residents' privacy completely compromised as tall towers overlook their yards, and the value of their homes reduced due to lack of development options due to extremely stringent, unrealistic and unachievable Willoughby Council Heritage rules.
- 3) Expanding the Crows Nest TOD rezoning area to include the Naremburn Heritage Conservation Area will enable more homes to be built, helping to meet NSW targets, and allow many lifelong residents to move on so that opportunity can be provided to the next

generation to enjoy Crows Nest and St Leonards.

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 8:09:51 PM

Submitted on Thu, 01/08/2024 - 20:09

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

St Leonards 2065

Please provide your view on the project

I object to it

Submission

The place should keep for only medical/hospital use

It shouldn't block any more sun & view for residents in forum west /east apartment

There is empty land otherside of hospital where has been covered & no develop so should build highrise building there instead

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPIE PDPS St Leonards Crows Nest Mailbox](#)
Subject: Webform submission from: Crows Nest TOD rezoning proposal
Date: Wednesday, 7 August 2024 11:49:09 AM

Submitted on Wed, 07/08/2024 - 11:48

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

Redfern 2016

Please provide your view on the project

I support it

Submission

I'm writing to express my support for the rezoning of Crows Nest, with the strong caveat that the upper limit of the affordable housing target be met (or exceeded!). We need at least 15% affordable housing in our new high density developments. I live in Redfern and I see everyday the critical importance of affordable and social housing. New Australian families, elders of all cultures and origins, people with mental health issues, students, people working in service industries - all benefit from having a safe, secure place to live and sleep at night that they know they can afford.

T.O.D's in a location like Crows Nest, which is close to the City and all the opportunities that that offers, need to include the maximum amount of affordable housing possible. More than 15% would be ideal. Living close to the city centre shouldn't something that benefits only the few that are lucky enough to be able to pay outrageously high rents and mortgages. Rather, everyone who wants to should be able to live somewhere clean, safe,

and affordable in a location of their choosing.

Setting the acceptable proportion of affordable housing <15% would set a terrible precedent for developments going forward. Let's not let our city be dictated by developers who don't care about the social fabric of Sydney!! Let's not let fear of change prevent us from being realistic about the needs we need to meet. Let's build high density spaces that are beautiful and accessible to more people, not just yuppies like me.

Thanks very much,



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 1:37:47 PM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

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

126 Shirley Rd Wollstonecraft has a old looking building that will look like a sore thumb sticking out in the new Crows Nest TOD, together with its sister building at 124 it is twice as bad, now is a chance to build something better with much more classy and esthetically and environmentally sustainable buildings, at the moment it is using 3 or 4 times more energy around it, look at all those split type air conditioners and individual gas heaters, no solar panels of any type , some probably have wood fire heating of some description, move them on

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 7:29:27 PM

Submitted on Wed, 28/08/2024 - 19:29

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

Crows Nest 2065

Please provide your view on the project

I object to it

Submission

Crows Nest TOD is about Now , the PRSENT, not maybe in the future , all buildings involved in the TOD should be harmonious and matching in terms of height and shape and in the current environmental sense,

124 and 126 Shirley Rd in the current form is useless in moving forward , is ugly and reminds people of bad old days of a run down dilapidated building with cracked concrete supporting walls and broken light box held together by sticky tapes and glue together metal bits(god knows how long it's been like that) , every time I looked at it reminds me of a slum neighborhood , a tired place, We don't need it and we don't want it to stay, the only character it has is one of dying

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 10:40:40 AM

Submitted on Fri, 19/07/2024 - 10:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Logan

Last name

Tennyson

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 am in support of this project. Housing demand in the area is far too great and I welcome future development 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: Tuesday, 13 August 2024 4:25:04 PM

Submitted on Tue, 13/08/2024 - 16:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2065

Please provide your view on the project

I object to it

Submission

Must include St Leonards South into this development plan:

1. It is in very close walking distance to major transport hubs like st Leonards station, crows nest metro, buses & main roads
2. Close distance to RNSH, royal north shore private, Mater Hospital, supermarket, TAFE, medical service, city etc
3. Access to Gore Hill oval with 4.4 hectares of open green space
4. Other TODS have capacity to provide thousand of housing targets e.g. Homebush have target of 16,100 compare to crows nest 3255. St Leonards South can support more housing in this precinct and have way better public transport to support a larger population. And close to city which is in much more demand than Homebush. So this is a much more important area to develop!
5. Residents in St Leonards South support state led rezoning of this area. Don't miss this opportunity.

6. More affordable housing especially in such a in demand location & so close to city.
Make the north shore affordable by providing more housing!!!!

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, 22 August 2024 10:07:12 PM

Submitted on Thu, 22/08/2024 - 22:06

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

2130

Please provide your view on the project

I support it

Submission

Crows Nest needs more housing. Apartment buildings must be higher and broader. It is deeply unfair that the North Shore feels it is exempt from pitching in to solve the housing crisis.

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 5:23:45 PM

Submitted on Thu, 29/08/2024 - 17:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sonja

Last name

Caraian

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2780

Please provide your view on the project

I object to it

Submission

Crows Nest TOD Submission

I 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

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.

Impact on Residents

1. Significant reduction in light and introduction of afternoon shading for Highway Residence's west facing units
2. Loss of privacy for west facing units in Panorama that will be directly facing into proposed new dwelling.
3. Loss of privacy for the eastern side of new development dwellings.
4. Lack of light and shading in all eastern facing units in new dwellings built on the 8 storey sites in Bruce Street

Issues for Precinct

5. Pedestrian hazard and safety for primary and high school aged student minors from North Sydney Girls HS and Cammeraygal High School
6. Impediments to parking and access affecting Mater Hospital and the MIA, existing Sinclair Street residents and guests
7. Traffic congestion along Sinclair and from Bruce to Pacific Highway Northbound and from Rocklands Road to the Pacific Highway Northbound and Southbound
8. Increased noise and emissions from rooftop services such as ventilation and heating equipment in addition to the current noise levels generated by Mater Hospital and the Melanoma Institute of Australia (MIA) facilities
9. Loss of the tree canopy on Sinclair Street
10. 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
11. Loss of maintaining the integrity of the historic skyline Panorama has offered visible from many areas
12. Negative impact on adjacent local character and heritage because of the scale of the proposal
13. Impact on existing town services such as sewage, waste, water, electrical sub stations etc.
14. 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.

Issues

The proposal overrides and exceeds the LEP controls in 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 high-rise sites, they will obstruct additional views, and therefore more apartments in 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, and 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 6:52:59 PM
Attachments: [todsubmission.docx](#)

Submitted on Thu, 29/08/2024 - 18:51

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

St Leonards 2065

Please provide your view on the project

I object to it

Submission file

[todsubmission.docx](#) (18.04 KB)

Submission

File attached

I agree to the above statement

Yes

OBJECTION TO TOD REZONING PROPOSAL - 29 August 2024

We object to the proposed Crows Nest TOD Rezoning on the following grounds:

Building heights and loss of sunlight

The plans show that most of the proposed rezoned sites will allow buildings with a minimum height of 30 metres up to 100+ metres. Allowing continuous strips of these buildings, particularly along the Pacific Highway, has negative impacts; there needs to be mandatory setback from the street, space between buildings, and included green/recreational space, all necessary components to make an area liveable. The St Leonards area already has major wind tunnelling issues and the proposed development will add to this.

The proposed increased height allowances will also result in loss of sunlight and overshadowing.

Some data used by the developers was completed prior to completion of St Leonards Square, Landmark and 88 Christie Street so is now outdated.

Infrastructure

A major concern is the impact on the current infrastructure which is already facing challenges, including increased traffic congestion. A major traffic study in the area has not been undertaken since 2013. We suggest that no new developments should be approved before an updated detailed study of traffic congestion, traffic flow, construction congestion and parking is undertaken.

St Leonards is on the hub of three local government areas. Major traffic congestion, road closures and construction noise and dust will therefore increase with the number of developments approved at any one time.

As long-term residents (over 22 years) of a [REDACTED], St Leonards, our major concern is the proposed 62-storey building at Lot 4B in the Willoughby LGA. Almost 150 apartments in Forum West face Herbert Street; we have a glass curtain wall facing Herbert Street. If this building is approved, we will lose all privacy, all direct sunlight, and a significant loss of view; overshadowing will occur for much of the day. Additionally, the value of our sole residence will be greatly diminished. The Willoughby LEP, when referring to building heights, states as objectives: “to encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping”; and “to minimize the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion”. In our opinion, a 62-storey building directly opposite Forum West (with no setback from the street and no green space) would fail to deliver on all these objectives.

Another potential concern is the possible impact on the emergency helicopter access to Royal North Shore Hospital – they currently fly directly over the site.

A 62-storey tower should not even be considered for construction on such a small footprint, and with direct frontage on to Herbert Street. The Australia Post facility at 2 Herbert Street could

present a viable alternative site as it is currently underutilized. Using this site would also assist to reduce the inevitable increased traffic congestion in an already congested area of Herbert Street so close to the Pacific Highway.

The proposed scale of developments in the Crows Nest St Leonards area will bring in thousands of additional residents, who will all need access to various services, particularly health care. Royal North Shore Hospital not only provides crucial services to the community but is also a major public teaching hospital – the Lot 4B land should be preserved for future expansion of the hospital and patient care.

[REDACTED]

[REDACTED]

St Leonards 2065

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 6:58:47 PM
Attachments: [concerns-regarding-proposed-high-rise-development-near-220-pacific.pdf](#)

Submitted on Thu, 29/08/2024 - 18:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Young June

Last name

Oh

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 file

[concerns-regarding-proposed-high-rise-development-near-220-pacific.pdf](#) (1.51 MB)

Submission

Concerns Regarding Proposed High-Rise Development near 220 Pacific Highway, Crows Nest

28 August 2024

To: NSW Crows Nest TOD Rezoning Planner

Dear TOD Planners,

I have reviewed the new NSW rezoning proposal and have significant concerns regarding the proposed development in the area below.

As an owner and former resident of the 17-story apartment building, [REDACTED]

[REDACTED]

Crows Nest, I write to express my deep concerns about the recent Crows

Nest Transport Oriented Development (TOD) rezoning proposal. The implications of this proposal weigh heavily on the quality of life for residents in the Panorama west-facing units. I estimate that there are up to 200 residents dwelling in about 90 apartment units along two adjoining apartments.

Light Reduction:

- During my nine-year residency until last November, I closely observed sunlight patterns. While late afternoon sunshine was present, the winter period allowed only about one hour of direct sunlight, whereas the summer period provided approximately six hours due to shifting sunset locations.
- Unfortunately, the proposed eight-story apartment building located directly in front of our building threatens to block sunlight entirely to lower units throughout the year. This substantial reduction in natural light will transform once bright and airy rooms into dim and gloomy spaces, significantly impacting our overall well-being, productivity, and mental health.

Afternoon Shading:

- The introduction of all-day shading from the new building exacerbates the situation dramatically. The western afternoon sun, which used to grace our balconies and living areas, now casts unwelcome shadows during crucial late afternoon hours.
- Residents who once enjoyed sunsets and warm afternoons will find themselves in darkness, with no more sunshine all of a sudden.

Impact on Liveability:

- The Panorama west-facing units were initially marketed for their stunning views and abundant sunlight. However, the proposed changes compromise the very essence of what attracted us to this building.
- Our enjoyment of the living spaces has been severely curtailed. Request for Action: I kindly request that the Crows Nest TOD rezoning proposal urgently address this issue.

Potential solutions include:

- Exclude this Block from Re-zoning Proposal:
 - Exclude this area entirely from rezoning. Instead, consider creating an open community park in the area in front of the 17-story Panorama apartment. This block is also surrounded by neighbouring 8-story old apartments, a hospital, and a nearby school—all of which could benefit from this park.
- Re-zone the Land for Lower Buildings:
 - Alternatively, re-zone this block of land to allow no more than 4-story buildings. Eight-story buildings will create dark and gloomy spaces unhealthy for lower-ground residents, while up to 4-story buildings could provide some partial sunlight indirectly.
- Embrace Multiple Narrow Buildings:
 - If necessary, instead of constructing one large building, consider multiple narrow structures. This design would allow light and winds to pass through to nearby buildings.

Community Well-Being:

- As a community, we value our living environment. Adequate natural light is essential for our physical and emotional health.
- I wholeheartedly urge you to prioritise existing as well as new residents' well-being by promptly rectifying this situation.

Conclusion:

- In the spirit of open communication, I hope we can collaboratively restore the quality of life for all impacted residents.
- Your attention to this matter is greatly appreciated, and I look forward to a positive resolution.

Additionally, I strongly recommend conducting a new environmental study for this region, particularly focusing on the block between the 17-story Panorama apartment and adjoining

nearby apartments. Existing high rise buildings and the rights of the current residents for sunlights should be well considered with the planning.
Best wishes in planning for a liveable and sustainable Crows Nest!
Thank you for your consideration. Sincerely,

Owner and Former Resident, , Crows Nest

I agree to the above statement

Yes

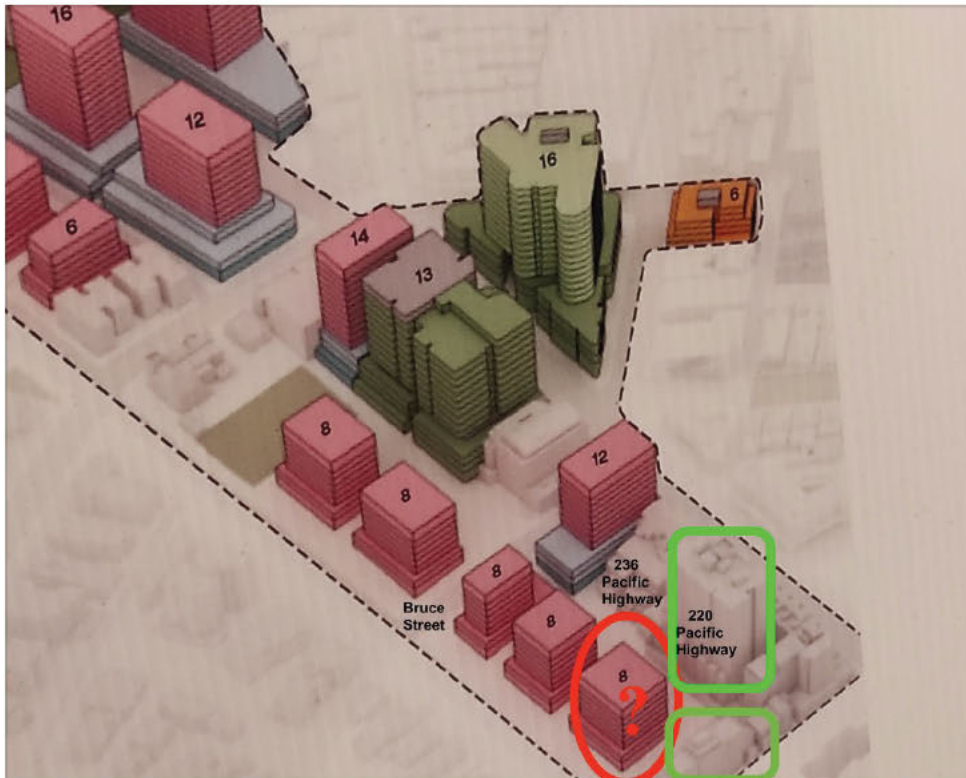
Concerns Regarding Proposed High-Rise Development near 220 Pacific Highway, Crows Nest

28 August 2024

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Dear TOD Planners,

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- Unfortunately, the proposed eight-story apartment building located directly in front of our building threatens to block sunlight entirely to

lower units throughout the year. This substantial reduction in natural light will transform once bright and airy rooms into dim and gloomy spaces, significantly impacting our overall well-being, productivity, and mental health.

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- Our enjoyment of the living spaces has been severely curtailed.

Request for Action:

I kindly request that the Crows Nest TOD rezoning proposal urgently address this issue. Potential solutions include:

- **Exclude this Block from Re-zoning Proposal:**
 - Exclude this area entirely from rezoning. Instead, consider creating an open community park in the area in front of the 17-story Panorama apartment. This block is also surrounded by neighbouring 8-story old apartments, a hospital, and a nearby school—all of which could benefit from this park.
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Conclusion:

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- Your attention to this matter is greatly appreciated, and I look forward to a positive resolution.

Additionally, I strongly recommend conducting a new environmental study for this region, particularly focusing on the block between the 17-story Panorama apartment and adjoining nearby apartments. Existing high rise buildings and the rights of the current residents for sunlights should be well considered with the planning.

Best wishes in planning for a liveable and sustainable Crows Nest! 🌞

Thank you for your consideration.

Sincerely,

██████████

Owner and Former Resident, ██████████ Crows Nest

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 7:37:06 PM
Attachments: [sue-wadley-crowst-nest-tod-submission-\(1.pdf\)](#)

Submitted on Thu, 29/08/2024 - 19:34

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sue

Last name

Wadley

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 object to it

Submission file

[sue-wadley-crowst-nest-tod-submission-\(1.pdf\)](#) (206.3 KB)

Submission

Please see attached file

I agree to the above statement

Yes

SUBMISSION TO: DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

SUBJECT: THE CROWS NEST TOD REZONING PROPOSAL

FROM: [REDACTED] (OWNER/RESIDENT)

[REDACTED]

[REDACTED]

Summary

I SUPPORT the heights proposed for Nicholson Street, Crows Nest.

I SUPPORT no rezoning for Lamont Street, Crows Nest.

I OBJECT to the significant uplift to building heights on Pacific Highway between Shirley Road and Hume Street.

I OBJECT to the significant increase in population density in the TOD Precinct.

I OBJECT to the significant general uplift to building heights in the TOD Precinct.

I OBJECT to the lack of funding or planning for any new open space.

Proposed rezoning for Nicholson Street, Crows Nest

As a property owner residing in [REDACTED], adjacent to Nicholson Street which is included in the TOD precinct, I **SUPPORT** the proposal not to rezone Lamont Street. I also SUPPORT the rezoning of the building heights in Nicholson Street to 25 – 29.9m (approx. 6 storeys). This height avoids overshadowing and represents a reasonable transition down to the low rise surrounding residential streets, including Lamont Street.

The four story apartment building on the corner of Shirley Road and Nicholson Street is a ‘period style’ building and should be protected from demolition. The wholesale demolition of many of the buildings in our suburb will leave the suburb looking completely devoid of any historical character.

I strongly **OPPOSE** however any attempt by the Department to ‘negotiate’ with landowners for an uplift to the **advertised** heights in Nicholson Street. It is alarming to read on page 31 of the Department’s Explanation of Intended Effect, that *“Given the accelerated nature of State-led rezonings under the TOD program, the Department has been unable to engage with individual landowners within the Precinct prior to exhibition. The Department strongly encourages all landowners to make submissions during public exhibition to ensure feedback can be taken into consideration in finalising rezoning of the Precincts.”*

In a recent Departmental online briefing regarding the Crows Nest TOD, a question was asked in the chatbox about a particular street that was not included in the rezoning proposal. I know landowners in this street have banded together, believing their street would be rezoned, intending to sell to the highest development bidder. The Departmental officer who responded to the question said they should put a submission in, requesting their street be included in the rezoning.

We are being asked to ‘have our say’ and make submissions on the heights and density being advertised in [this](#) Crows Nest TOD Rezoning Proposal. It is grossly unfair, unethical and poor urban planning, to consult with the community on a set of proposed heights and density only to have individual landowners lobby the Department for an uplift in height, to make their properties more attractive to developers. This process completely lacks transparency and the community will not be

able to object to, or support these new heights and the resultant increase in density. This is a corruption of the planning process.

Six years ago, the Department asked the community to 'have their say' on the 2036 St Leonards and Crows Nest Plan. We were asked to read over 9,000 pages of documents supporting the plan. Even so, we did have our say. There were 700 objections to the proposed heights and density, and only a handful of submissions supporting the Plan. Yet the Department and the Minister arbitrarily and significantly boosted the advertised heights in the Plan, completely ignoring the wishes of the community! This was a gross mis-use of power and should not happen again.

Proposed rezoning of heights for buildings on Pacific Highway, parallel to Nicholson Street

I **OBJECT** to the proposed height rezoning for this stretch of the western side of the Pacific Highway. The sites are rezoned to between 44m – 60m (12 – 24 storeys). This will block solar access and create overshadowing that at certain times of the day will reach Nicholson and Lamont Streets.

Significant increase in population density for the Crows Nest TOD Precinct

I **OBJECT** to the proposed increase in population density.

The development of high rise towers in St Leonards under the 2036 Plan has created an ugly, poorly planned precinct with gridlocked traffic, gross overshadowing, and very little space between buildings, creating a wind tunnel effect. It is a shockingly bad example of urban planning, and if the TOD proposal goes ahead in its present form, we are looking at this urban planning catastrophe moving up the Pacific Highway to Crows Nest!

The 2036 Plan proposes to add another 11,000 people to the St Leonards/ Crows Nest area by 2036. The Crows Nest TOD is proposing to create 3,255 new homes, adding possibly a further 6,000 people or more.

The traffic impacts of this will be horrendous. There is already traffic gridlock in Alexander Street as people queue to enter the Woolworths carpark. The Pacific Highway and Falcon Street have enormous traffic flows which then causes congestions in side streets feeding onto these main roads.

The increase in population density will put enormous pressure on all of our infrastructure – schools, childcare centres, medical facilities, community services as well as water and sewerage infrastructure.

No proposal for significant open space.

I **OBJECT** to the complete lack of meaningful open space proposed.

This massive increase in population is being proposed in the context of virtually NO NEW OPEN SPACE, certainly no new meaningful open space. Crows Nest and St Leonards already have one of the lowest per capita open space ratios in Sydney. It is grossly unfair to inflict this kind of population increase without an accompanying increase in open space.

Stage 2 of the Hume Street Park upgrade, proposed by North Sydney Council, should be fast-tracked and fully funded by the NSW Government to provide open space for the existing population, let alone another 17,000 people.

The Wollstonecraft Precinct is proposing that part of Willoughby Road be pedestrianised to quickly and cheaply provide more open space. *This will require support from Transport NSW.*

Significant general uplift to building heights in the TOD Precinct

I **OBJECT** to the general uplift to building heights.

The significant general uplift to building heights in the TOD Precinct is very concerning. This will mean more gross overshadowing, enormous loss of solar access and further wind tunnel effects.

The state led rezoning of the Telstra exchange building is another example of overdevelopment and poor transition. The development on the Car Wash site at 30 storeys is not a transition away from Crows Nest Metro Station. It is in fact about the same height as the Over Station Development (OSD) even before the selected uplift.

The proposed uplift for affordable housing on 378-390 Pacific Highway to 106m will result in an extra 6 floors to 30 storeys.

At 360-376 Pacific Highway the uplift to 86m will result in an uplift of 10 more floors to 28 storeys, also higher than the OSD on Site A.

The already approved development at the Crows Nest Fiveways site at 16 storeys is a blunt transition to the adjoining low rise sensitive residential areas. The SNPP ignored this upon the advice of the Agile Planning group and ignored both the community and the North Sydney Council.

Nevertheless, the Department permitted the site owner to embark on preparation of a SSD development application for infill affordable housing which was exhibited as an uplift of another 6 storeys of apartments plus another 8 to 10 metres of podium height to bring the overall height to RL176 (same as the station OSD).

The EIE states it remains subject to a SSD pathway which means potentially, more bad news for the community. Transition was obviously not given a thought when the government architect produced this proposal for internal consideration by the department prior to exhibition of the draft 2036 Plan nor when approving the preparation and lodgement of a SSD application.

Taken together, the 2036 Plan and the TOD program constitute gross overdevelopment, lacking any funding plan to improve amenity. It should not be approved until these concerns are satisfied by:

- **real change to building heights that transition away from the stations towards low rise residential housing**
- **real plans for open space.**

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 5:36:23 PM

Submitted on Fri, 19/07/2024 - 17:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mark

Last name

Vonhuben

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

Crows Nest is the perfect place to increase housing density substantially - more than in the current plan. There are many transport options, shops and close to business districts in the city, North Sydney and Macquarie Park. The existing high tower at 210 Pacific Highway is a provides a natural bookend to a row of similar towers coming down the highway from St Leonards.

I agree to the above statement

Yes